

DIVISION 2 BASE ZONING DISTRICTS

The purpose of this Article is to implement the land use policies of the Master Plan. Pursuant to VTCA Local Government Code § 211.004, all zoning ordinances or regulations adopted pursuant to this Ordinance shall be consistent with the Comprehensive Plan and any specific plans of the City Council. Each subsection describes the relationship between the various zoning district and the Master Plan, and prescribes the design regulations for the district.

35-310 Zoning District Purpose Statements and Design Regulations

This Section implements the following provisions of the Master Plan:

- *Urban Design, Policy 1b: Greater density and diversity of development consistent with these urban design policies.*
- *Urban Design, Policy 1e: Permit zero Setbacks for commercial and multi--family developments.*

35-310.01 Generally

- (a) No building permit shall be issued unless the proposed development conforms to the design regulations prescribed within the applicable zoning district. Rules for interpreting the design regulations are included in the Lot Layout, Height, and Density/Intensity Standards (Article 5, Division 4 of this Chapter (§§ 35-515 to 35-517)).
- (b) The design regulations for each district are included in Table 310-1 below. The design standards are illustrated graphically for each zoning district a subsection entitled "Summary of Lot and Building Specifications" in each §§ 35-310.01 to 35-310.14, below. To the extent that there is any inconsistency between the provisions of Table 310-1 and the illustrations in the Summaries of Lot and Building Specifications, below, the provisions of Table 310-1 shall govern. Specific rules of interpretation and exceptions to the zoning district design regulations are as set forth in the Lot Layout, Height, and Density/Intensity Standards (Article 5, Division 4 of this Chapter).
- (c) Unless expressly permitted as an Accessory Use, a use permitted in the "RE," "R-20," "R-6," "R-5," "R-4," "RM-6," "RM-5," "RM-4," "MF-25," "MF-33," "MF-40," or "MF-50" districts must occur within a completely enclosed structure.
- (d) An Application approval of a subdivision plat within the incorporated areas of the City must comply with Table 310-2, below, where the proposed subdivision abuts an existing subdivision which was recorded and substantially developed as of the effective date of this Chapter (hereinafter the "Existing Subdivision"). The lots abutting the Existing Subdivision ("buffer lots") must comply with the following minimum lot sizes:

Table 310-2

Zoning of Adjacent Subdivision	Buffer Lots
R-20	R-20
RE	R-20 or RE

Table 310-1

(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)
Zoning District	Minimum Lot Size Conventional	Maximum Density	Minimum Frontage	Minimum Lot Width	Maximum Lot Width	Maximum Building Height	Minimum Front Setback	Maximum Front Setback	Minimum Side Setback	Minimum Rear Setback	Maximum Building Size (Individual Buildings)	Maximum Building Size (Aggregate)
CS	10 acres	0.1	—	—	—	35 / 2-½	15	—	5	—	—	—
RE	43,560	1	100	120	—	35 / 2-½	15	—	5	30	—	—
R-20	20,000	2	65	90	—	35 / 2-½	10	—	5	30	—	—
R-6 ⁽¹⁾	6,000	7	30	50	150	35 / 2-½	10	35	5	20	—	—
R-5 ⁽¹⁾	5,000	9	30	45	150	35 / 2-½	10	35	5	20	—	—
R-4 ⁽¹⁾	4,000	11	20	35	150	35 / 2-½	10	35	5	20	—	—
RM-6 ⁽¹⁾	6,000	7	15	15	150	35 / 2-½	10	35	0	20	—	—
RM-5 ⁽¹⁾	5,000	9	15	15	100	35 / 2-½	10	35	0	10	—	—
RM-4 ⁽¹⁾	4,000	11	15	15	80	35 / 2-½	10	30	0	10	—	—
MF-25 ⁽¹⁾	—	25	50	50	—	35	0	20	5	10	—	—
MF-33 ⁽¹⁾	—	33	50	50	—	45	0	20	5	10	—	—
MF-40 ⁽¹⁾	—	40	50	50	—	60	0	20	5	10	—	—
MF-50 ⁽¹⁾	—	50	50	50	—	—	0	20	5	10	—	—
O-1	—	—	50	50	—	25	0	35	20 ⁽²⁾	30 ⁽²⁾	10,000	90,000
O-2	—	—	50	—	—	—	25	80	20 ⁽²⁾	30 ⁽²⁾	—	—
NC	—	—	—	—	—	25	0	15	10 ⁽²⁾	30 ⁽²⁾	3,000	—
C-1	—	—	50	50	—	25	0	20	10 ⁽²⁾	30 ⁽²⁾	5,000	15,000
C-2	—	—	—	—	—	25	0	35	10 ⁽²⁾	30 ⁽²⁾	—	—
C-3	—	—	—	—	—	35	0	—	30 ⁽²⁾	30 ⁽²⁾	—	—
D	—	—	—	—	—	—	0	20	—	—	—	—
L	—	—	80	—	—	35	25	—	30 ⁽²⁾	30 ⁽²⁾	—	—
I-1	—	—	80	80	—	60	30	—	30 ⁽²⁾	30 ⁽²⁾	—	—
I-2	—	—	100	100	—	60	30	—	50 ⁽²⁾	50 ⁽²⁾	—	—

Rules for Interpretation of Table 310-1:

Generally. The requirements for the parameters set forth in Columns (B) through (M), above, relate to the zoning district specified in the row under Column (A), above. A dash (–) indicates that the requirement does not apply within the particular zoning district. The dimensions specified in Columns (D) through (K) are expressed in linear feet. The dimensions specified in Columns (B), (L) and (M) are expressed in square feet unless otherwise provided. Rules of interpretation and additional standards for setback and height requirements are set forth in the Lot Layout, Height and Density/Intensity Standards (§ 35-515 to 35-517 of this Code).

Column (B): Minimum lot size (Column (B)) applies only to Conventional Option, single-family detached developments (see § 35-201 of this Chapter). The minimum lot size figures are expressed in square feet, unless otherwise indicated. Additional rules of interpretation are set forth in subsection (d) of this Section for minimum lot area.

Column (C): The maximum density requirements (Column (C)) are expressed in dwelling units per gross acre. Additional rules of interpretation are set forth in §§ 35-515 of this Chapter.

Column (D): Frontage is defined as the distance where a property line is common with a street right-of-way line. For irregular shaped lots, see § 35-515(c)(4).

Column (E): Lot width is defined as the width of the lot at the front setback line. For irregular shaped lots, lot width shall be measured at the front building line rather than the front setback line.

Column (F): Maximum lot widths apply only to detached single family residential development.

Column (G): Height is defined as the distance from finished floor elevation to the highest peak of the structure. All dimensions are in feet provided, however, that for zoning districts "RP" through "RM-4," the first number refers to feet and the second number refers to stories. A "story" is that part of a building between the surface of a floor and the ceiling immediately above. Additional height may be provided with increases in the minimum front and side setbacks shall increase as provided in § 35-517(d). Notwithstanding the requirements of Table 310-1, the maximum height (prior to applying any increase provided in § 35-517(d)) for an "O-2," "MF-25" or "MF-33" zoning district adjoining a platted subdivision zoned "RE" or "R-20" as of the effective date of this Chapter shall be thirty-five (35) feet or 2-½ stories.

Column (H): For Townhouse and Attached Single-Family, the minimum front setback shall be twenty (20) feet unless all off-street parking is located in the rear of the Principal Building and the lot abuts an alley or driveway with a minimum width of 24 feet. Additional setbacks are required for height increases as set forth in § 35-517(d).

Column (J): The side setback requirements in the RM-6, RM-5, and RM-4 districts may be reduced to 0 on one side lot line and 10 on the other side lot line where needed to accommodate Zero Lot-Line development (see section 35-373 of this Article). Additional setbacks are required for height increases as set forth in § 35-517(d).

Column (K): Rear setback requirements shall not apply to any use in the NC, O-1, O-2, C-1, C-2, or C-3 zoning districts which abuts an alley or another structure within any of these districts. Notwithstanding the requirements of Table 310-1, an "MF-25," "MF-33," "MF-40" or "MF-50" zoning district adjoining a platted subdivision zoned "RE" or "R-20" as of the effective date of this Chapter shall have a minimum rear setback of forty (40) feet, and parking areas shall be located at least five (5) feet from any fence along the rear property line.

Columns (L & M): Dimensions are in square footage. See §§ 35-310.17(a)(2) and 35-310.18(a)(2) for specific rules of interpretation. Additional square footage may be available if a Specific Use Permit is approved, in accordance with these provisions.

Column (M): The aggregate square footage refers only to non-residential square footage. Where residential uses are permitted, (1) the square footage of non-residential uses within the contiguous boundaries of the district may not exceed the aggregate square footage, and (2) the aggregate square footage may be exceeded where the square footage exceeding the maximum aggregate square footage is devoted to residential uses.

Note (1) - Column (A): See §§ 35-372, 35-373, 35-515, & 35-516 of this Code for standards applicable to uses other than detached single-family dwellings.

Note (2) - Columns (J) & (K): Applies only to the setback area measured from a lot line which abuts a residential use or residential zoning district. The side or rear setback shall be eliminated where the use does not abut a residential use or residential zoning district.

35-310.02 “RP” (Resource Protection) District

Purpose: the RP (Resource Protection) district provides areas for agricultural operations and natural resource industries. These districts are composed mainly of unsubdivided lands that are vacant or in agricultural uses with some dwellings and some accessory uses. “RP” zoning protects and preserves valuable agricultural areas, implements agricultural and natural resource protection, establishes performance standards for rural businesses, preserves rural areas, preserves pasture land and agriculture, and identifies areas appropriate for agricultural preservation. The “RP” District may be used to establish a buffer of low intensity uses along streams, floodplains, and similar environmentally sensitive areas. The “RP” District implements the following policies of the Master Plan:

- *Growth Management, Policy 1f: Encourage a balance of new development and redevelopment. This district partially implements Policy 1f by discouraging leapfrog or premature subdivision, thereby directing growth to built-up areas with public facilities and services.*
- *Natural Resources, Policy 2d: Preserve the integrity of the natural settings of neighborhoods, communities, open spaces and parks, and develop clear procedures for their enforcement.*
- *Urban Design, Policy 1a: Based on a comprehensive land use plan, encourage more intensive development in and near neighborhood centers with less intensive development between neighborhood centers, and implement these changes through zoning.*

The RP District should normally be located in areas with large tracts of open space, agricultural areas, woodlands, or fields. The RP district should not be designated in areas with central water and sewer, or where Collector or higher order streets are spaced closer than (1) mile apart.

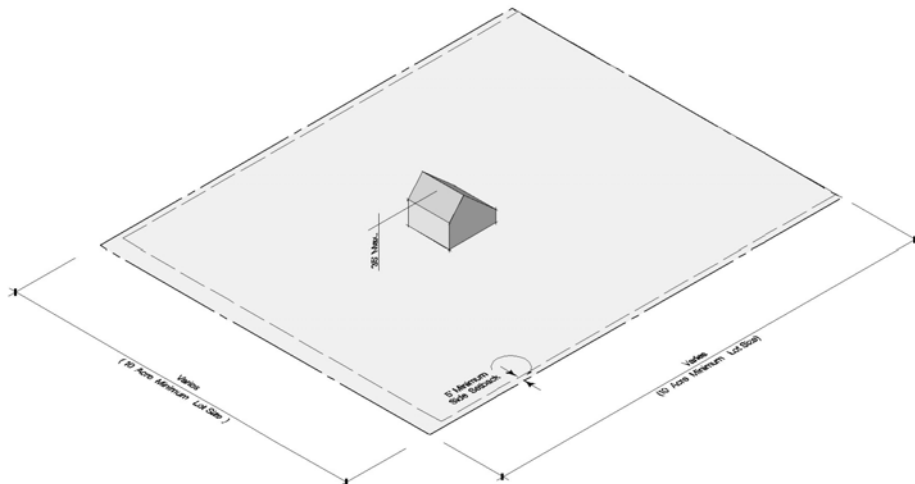


Figure 1 Summary of Lot and Building Standards, “RP” District

35-310.03 “RE” Residential Estate District

The Rural Estate (RE) district is the designation for a low-density residential use on a lot that is a minimum of one acre. The “RE” District implements the following policies of the Master Plan:

- Growth Management, Policy 1b: Ensure that proposed land uses and development are compatible in their use, character and size to the site and the surrounding areas.
- Urban Design, Policy 1a: Based on a comprehensive land use plan, encourage more intensive development in and near neighborhood centers with less intensive development between neighborhood centers, and implement these changes through zoning.
- Urban Design, Policy 1c: Encourage patterns of urban development that provide a full range of housing choices and promote a sense of community, urban vitality and the efficient provision of infrastructure.

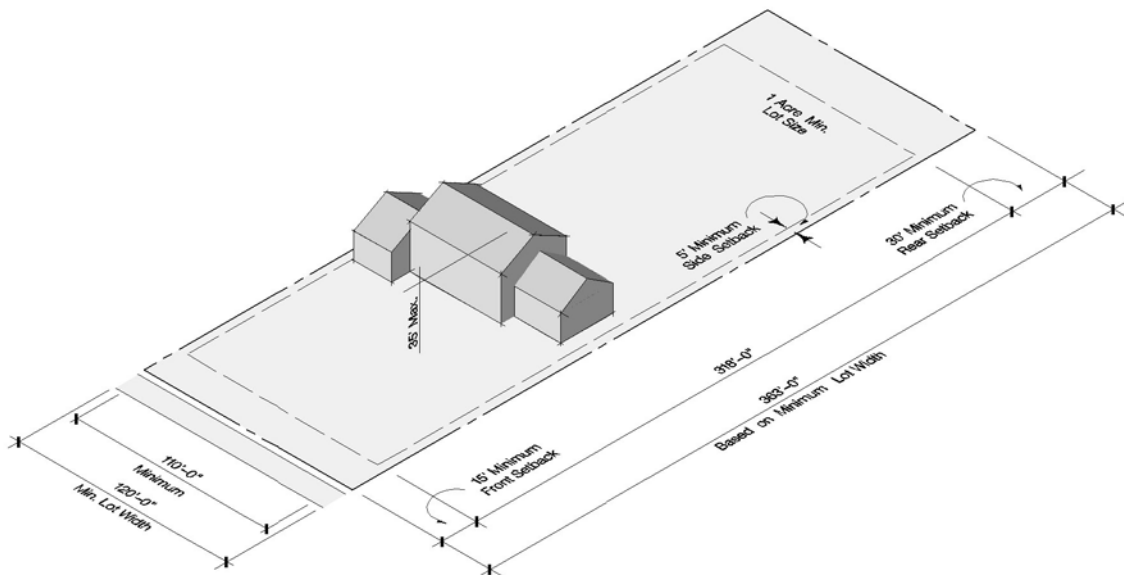


Figure 2 Summary of Lot and Building Standards, “RE” District

35-310.04 "R-20" (Residential Single-Family)

This district provides areas for low-density single family uses which provide a buffer between the agricultural and RE classifications and the higher density areas of the City. Minimum lot size requirements are provided in order to allow for market and design flexibility while preserving neighborhood character.

The R-20 District implements the following policies of the Master Plan:

- Urban Design, Policy 1a: Based on a comprehensive land use plan, encourage more intensive development in and near neighborhood centers with less intensive development between neighborhood centers, and implement these changes through zoning.
- Urban Design, Policy 1c: Encourage patterns of urban development that provide a full range of housing choices and promote a sense of community, urban vitality and the efficient provision of infrastructure.

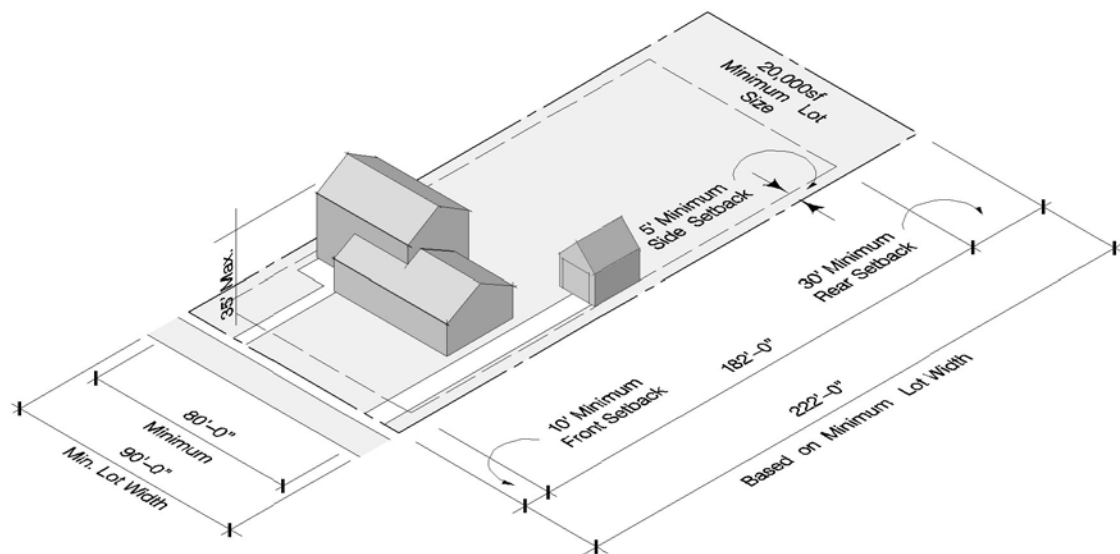


Figure 3 Summary of Lot and Building Standards, "R-20" District

35-310.05 R-6, R-5 and R-4 (Residential Single-Family)

These districts provide areas for medium- to high-density, single-family residential uses where adequate public facilities and services exist with capacity to serve development. These districts are composed mainly of areas containing single-family dwellings and open area where similar residential development seems likely to occur. Residential Single-Family provides minimum lot size and density requirements in order to preserve neighborhood character.

These Districts implement the following policies of the Master Plan:

- Urban Design, Policy 1a: Based on a comprehensive land use plan, encourage more intensive development in and near neighborhood centers with less intensive development between neighborhood centers, and implement these changes through zoning.
- Urban Design, Policy 1c: Encourage patterns of urban development that provide a full range of housing choices and promote a sense of community, urban vitality and the efficient provision of infrastructure
- Urban Design, Policy 1a: Define, preserve and promote neighborhood centers which include schools, libraries, stores, transit centers and community service facilities in accessible, pedestrian friendly environments.

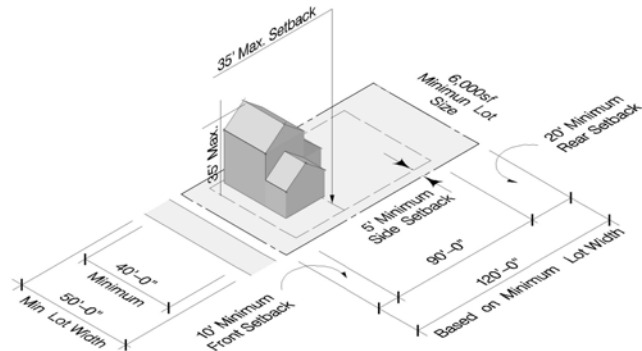


Figure 4 Summary of Lot and Building Standards, "R-6" District

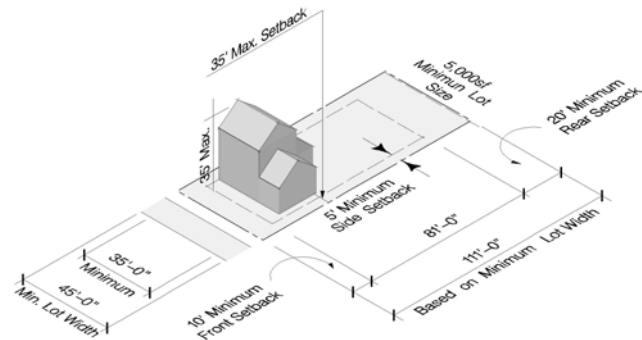


Figure 5 Summary of Lot and Building Standards, "R-5" District

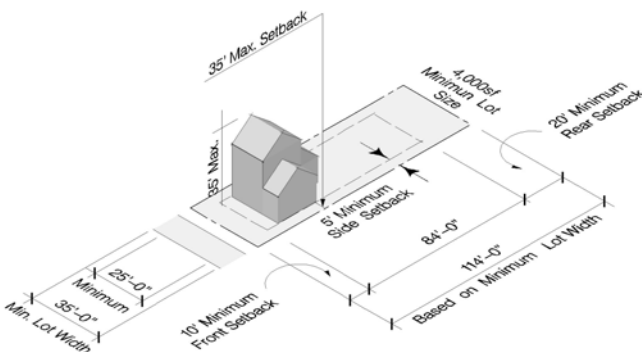


Figure 6 Summary of Lot and Building Standards, "R-4" District

35-310.06 RM-6, RM-5, & RM-4 (Mixed Residential)

(a) Purpose

These districts provide areas for medium to high-density, single-family residential uses mixed with a variety of housing types where adequate public facilities and services exist with capacity to serve development. These districts are composed mainly of areas containing a mixture of single-family, two-family and multi-family dwellings and open space where similar residential development seems likely to occur. The district regulations are designed to encourage a suitable neighborhood environment for family life by including among the permitted uses such facilities as schools and churches; and to preserve the openness of the area by requiring certain minimum yard and area standards. Mixed Residential Districts provide flexible minimum lot size and density requirements in order to allow for market and design flexibility while preserving the neighborhood character and permitting applicants to cluster development in order to preserve environmentally sensitive and agricultural land areas.

These districts implement the following policies of the Master Plan:

- Urban Design, Policy 1a: Based on a comprehensive land use plan, encourage more intensive development in and near neighborhood centers with

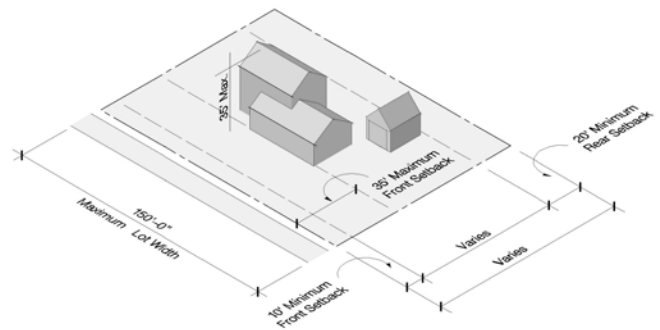


Figure 7 Summary of Lot and Building Standards, "RM-6" District

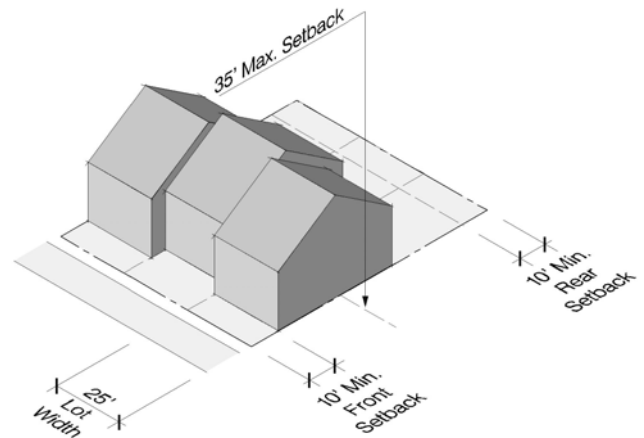


Figure 8 Summary of Lot and Building Standards, "RM-5" District

less intensive development between neighborhood centers, and implement these changes through zoning.

- *Urban Design, Policy 1c: Encourage patterns of urban development that provide a full range of housing choices and promote a sense of community, urban vitality and the efficient provision of infrastructure*
- *Urban Design, Policy 1a: Define, preserve and promote neighborhood centers which include schools, libraries, stores, transit centers and community service facilities in accessible, pedestrian friendly environments*
- *Urban Design, Policy 1a: Define, preserve and promote neighborhood centers which include schools, libraries, stores, transit centers and community service facilities in accessible, pedestrian friendly environments*
- *Urban Design, Policy 5b: Encourage resident and employment growth within walking distance of the downtown area and neighborhood centers in order to support an inter-modal transportation system.*

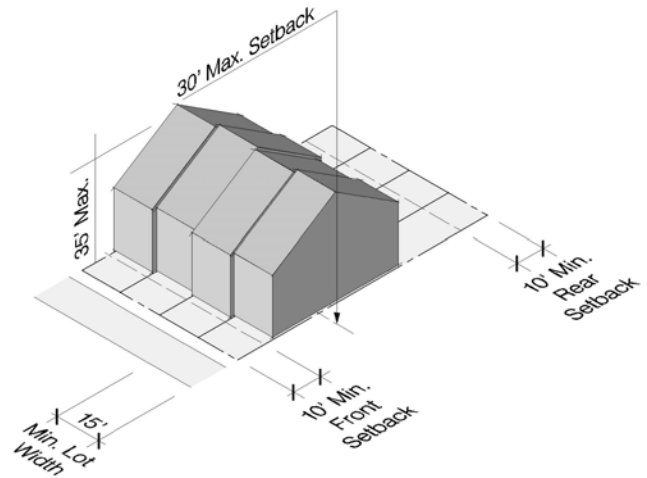


Figure 9 Summary of Lot and Building Standards, "RM-4" District

(b) Lot and Building Specifications

- (1) Where permitted in any Residential Mixed District (e.g., RM-6, RM-5, or RM-4), the housing types listed below shall be subject only to the density restrictions in the zoning district (Table 310-1, Column (C)) and shall not be subject to the front, side and rear setback requirements of Table 310-1 (§ 35-310.01 of this Code):

Single-Family Attached Dwellings
Multi-family (subject to the Use Matrix, Table [311-1](#))
Duplexes
Triplexes
Quadruplexes
Rowhouses or Townhouses
Zero-Lot Line Houses
Cottages
Housing Facilities for Older Persons

- (2) The provisions of Table 310-1 shall only apply to Single Family Detached Dwellings.

35-310.07 “MF-25,” “MF-33,” “MF-40,” and “MF-50” Multi-Family

(a) “MF-25” Limited Density

Multi-family residence limited density (MF-25) district is the designation for a multi-family use with a maximum density of up to 25 units per acre, depending on unit size. An MF-25 district designation may be applied to a use in a residential neighborhood that contains a mixture of single family and multi-family uses or in an area for which limited density multi-family use is desired. An MF-25 district may be used as a transition between a single family and higher intensity uses.

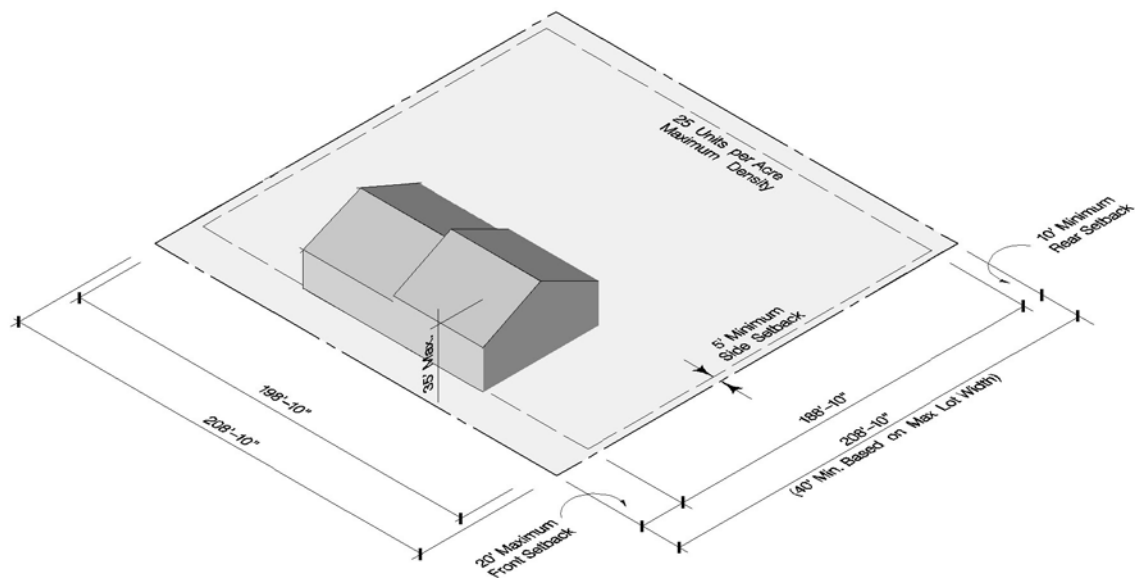


Figure 10 Summary of Lot and Building Standards, "MF-25" District

(b) "MF-33" Multi-Family

Multi-family residence medium density (MF-33) district is the designation for multi-family use with a maximum density of up to 33 units per acre, depending on unit size. An MF-33 district designation may be applied to a use in a multi-family residential area located near supporting transportation and commercial facilities in a centrally located area or in an area for which medium density multi-family use is desired.

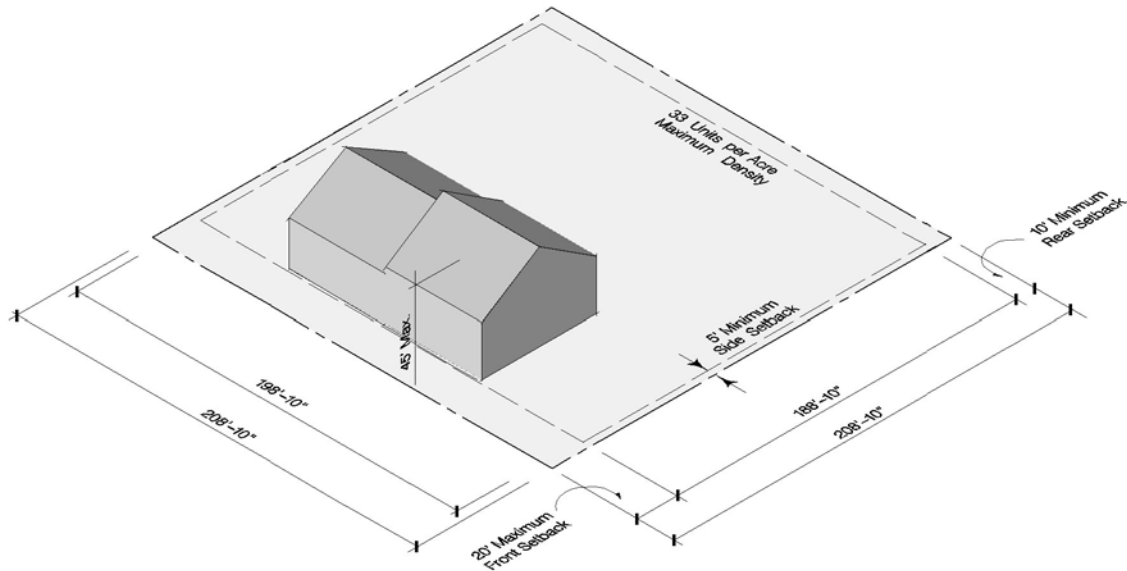


Figure 11 Summary of Lot and Building Standards, "MF-33" District

(c) “MF-40” Multi-Family

Multi-family residence moderate - high density (MF-40) district is the designation for multi-family and group residential use with a maximum density of 40 units per acre, depending on unit size. An MF-40 district designation may be applied to high density housing in a centrally located area near supporting transportation and commercial facilities, in an area adjacent to the central business district or a major institutional or employment center, or in an area for which moderate to high density multi-family use is desired.

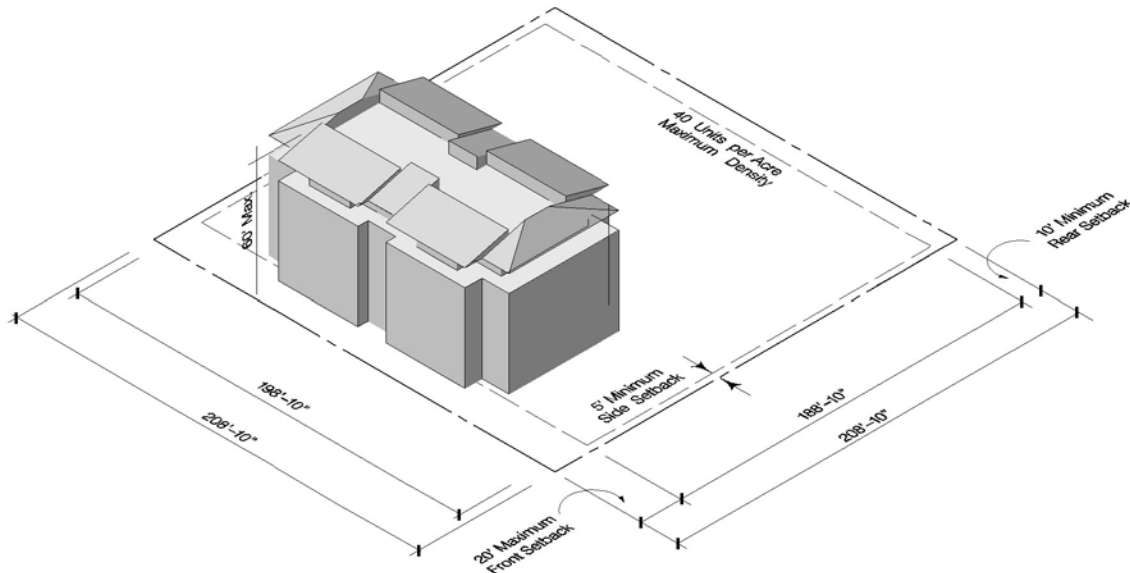


Figure 12 Summary of Lot and Building Standards, "MF-40" District

(d) "MF-50" Multi-Family**(1) Purpose**

Multi-family residence high density (MF-50) district is the designation for multi-family and group residential use with a maximum density of up to 50 units per acre, depending on unit size. An MF-50 district designation may be applied to a use in a centrally located area near supporting transportation and commercial facilities, an area adjacent to the central business district or a major institutional or employment center, or an area for which high density multi-family use is desired.

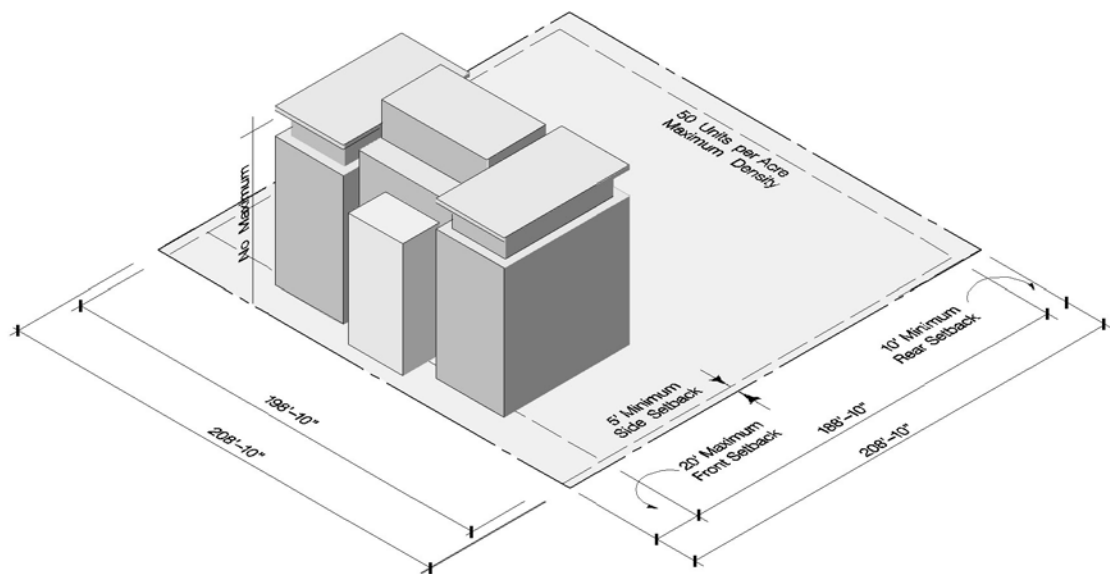


Figure 13 Summary of Lot and Building Standards, "MF-50" District

(2) General Provisions

See § 35-517(d) relating to additional setback for building height increases.

35-310.08 NC (Neighborhood Commercial)

(a) Purpose

This district provides small areas for offices, professional services, service and shopfront retail uses, all designed in scale with surrounding residential uses. The district regulations are designed to protect and encourage the transitional character of the districts by permitting a limited group of uses of a commercial nature and to protect the abutting and surrounding residential areas by requiring certain minimum yard and area standards to be met which are comparable to those called for in the residential districts. These districts are also intended to reduce energy consumption by permitting a limited group of commercial uses to be located in close proximity to residential areas. This district provides a balance of residential and non-residential land use opportunities reflecting the economic needs of residents and business owners. The NC District implements the following policies of the Master Plan:

- *Neighborhoods, Policy 2b:* Amend the Unified Development Code to ... create neighborhood commercial districts.
- *Urban Design, Policy 1a:* Based on a comprehensive land use plan, encourage more intensive development in and near neighborhood centers with less intensive development between neighborhood centers, and implement these changes through zoning.
- *Urban Design, Policy 5b:* Encourage resident and employment growth within walking distance of the downtown area and neighborhood centers in order to support an inter-modal transportation system..

NC districts should be limited to:

- the intersection of arterial/collector, collector/collector, collector/local street intersections, except where an existing commercial area has been established prior to the adoption of this Chapter; or
- the interior of a block along an arterial or collector street which lies parallel to an existing commercial area.

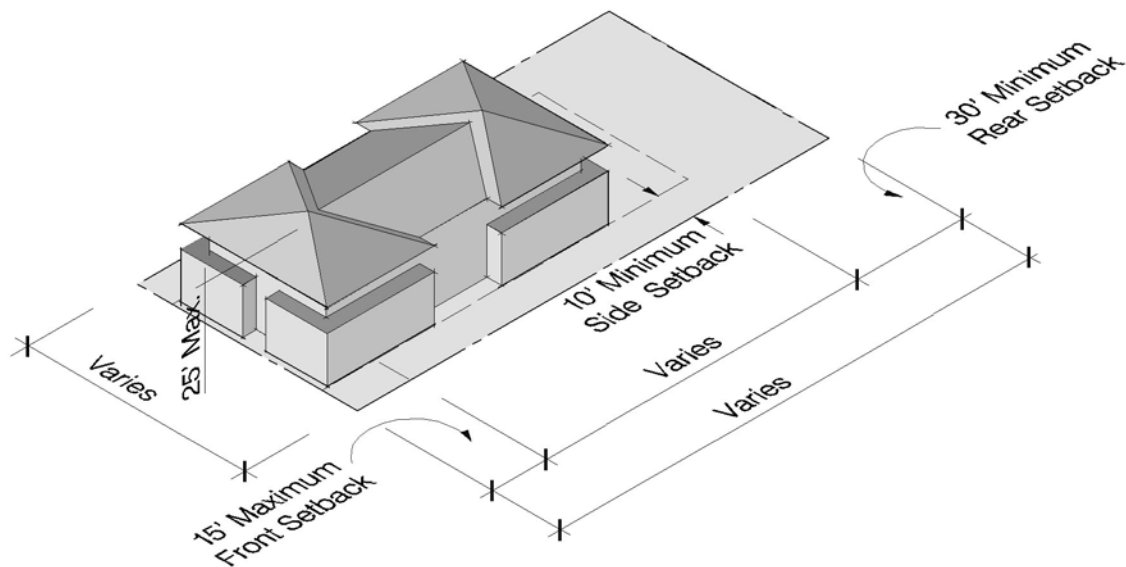


Figure 14 Summary of Lot and Building Standards, "NC" District

(b) Lot and Building Specifications

- (1) In addition to the provisions set forth below, the following restrictions shall apply to the scale of buildings in each "NC" district. Individual buildings shall not exceed the following:
 - A. 3,000 square feet of gross floor area for a single-use building; or
 - B. a 3,000 square foot building footprint for a Mixed-Use Building or a Live-Work Unit, so long as the building does not exceed two (2) stories.
- (2) Buildings shall conform to the design standards established in subsection (c)(2) of this Section.

(c) General Provisions**(1) Generally**

- A. Service entrances and service yards shall be located only in the rear or side yard of the business use. Service yards shall be screened from adjacent residential zones or uses by the installation and maintenance of a solid wall or fence having a height of not less than four (4) feet or greater than six (6) feet or vegetation having a minimum height of four (4) feet. Refuse enclosures shall be located at the rear of the site and screened with a wall and gate.
- B. Animal clinics shall provide all care on an out-patient basis only. Overnight boarding of animals is not permitted.
- C. Outside dining with consumption of alcoholic beverages incidental to food sales for restaurants are permitted subject to the following conditions: (1) no permanent structures shall be placed within the yard Setbacks; (2) no live entertainment or amplification shall be permitted outside; and (3) a six-foot solid screen fence shall be erected and maintained adjacent to all residentially zoned property.
- D. No external sound systems or live music shall be allowed in an "NC" district.
- E. No outdoor storage or display of goods shall be permitted except for outdoor dining.
- F. Signage in an "NC" district shall be limited to one sign per occupied space on the building. Signs in an "NC" district may be lighted but shall not utilize any moving parts or flashing lights. No inflatable advertisement signs of logos, products or figures may be utilized temporarily or permanently in a "NC district".
- G. Drive-Through Uses shall not be permitted.

(2) Design

- A. Parking areas for new buildings or structures shall be located in the rear of the Principal Use or Principal Building. This subsection shall not apply to buildings which exist at the time of a rezoning to "NC."
- B. Buildings shall contain ground level fenestration (transparent windows and openings at street level) shall conform to the Commercial Urban Design Standards, § 35-204(o)(6) of this Code.
- C. Buildings shall be articulated so that facades which face public streets and exceed fifty (50) feet in horizontal length shall include vertical piers or other vertical visual elements to break the plane of the facade. Such vertical piers or any other vertical visual elements shall be between fifteen (15) feet and forty (40) feet apart along the facade. This provision shall not apply to the conversion of a residential building to a commercial use.

35-310.09 “O-1” and “O-2” Office Districts

(a) Generally

(1) Purpose

This district permits institutional, indoor retail, service and office uses requiring arterial or collector street access and business and commercial development along urban arterials. The purpose of the “O-1” and “O-2” districts are to accommodate well-designed development sites that provide excellent transportation access, make the most efficient use of existing infrastructure and provide for orderly transitions and buffers between uses.

The “O-1” and “O-2” Districts implement the following policies of the Master Plan:

- *Promote San Antonio's health care industry as a regional and national leader through marketing of its excellent health care facilities and world class physicians (Economic Development, Policy 1c)*
- *Facilitate the development of export industries by encouraging the use of local and regional artistic, heritage and entertainment resources through international tours as a means to increase and diversify San Antonio export industries and economy (Economic Development, Policy 1c)*
- *Work towards establishing San Antonio as the dominant link between the United States and Mexico; and continue to support the expansion of free trade with other countries (Economic Development, Policy 1c)*
- *Facilitate the development and expansion of targeted industries including manufacturing and assembly; research; high technology; aviation and regional distribution (Economic Development, Policy 1d)*
- *Facilitate the development of business incubator facilities (Economic Development, Policy 3b)*
- *Facilitate economic development activities that will strengthen neighborhoods and communities; provide educational, training and employment opportunities; provide necessary support services; and promote and encourage economic participation for all San Antonio citizens (Economic Development, Policy 3e)*

(b) "O-1" Office Districts**(1) Purpose**

The "O-1" district restricts uses primarily to offices and ancillary uses which do not have peak weeknight or weekend usage in order to provide a buffer between residential areas and more intensive uses. "O-1" districts provide for the establishment of low to mid rise office buildings. Uses within an "O-1" district are limited to uses incidental to the needs of the occupants of the building and are not designed to serve a regional market area.

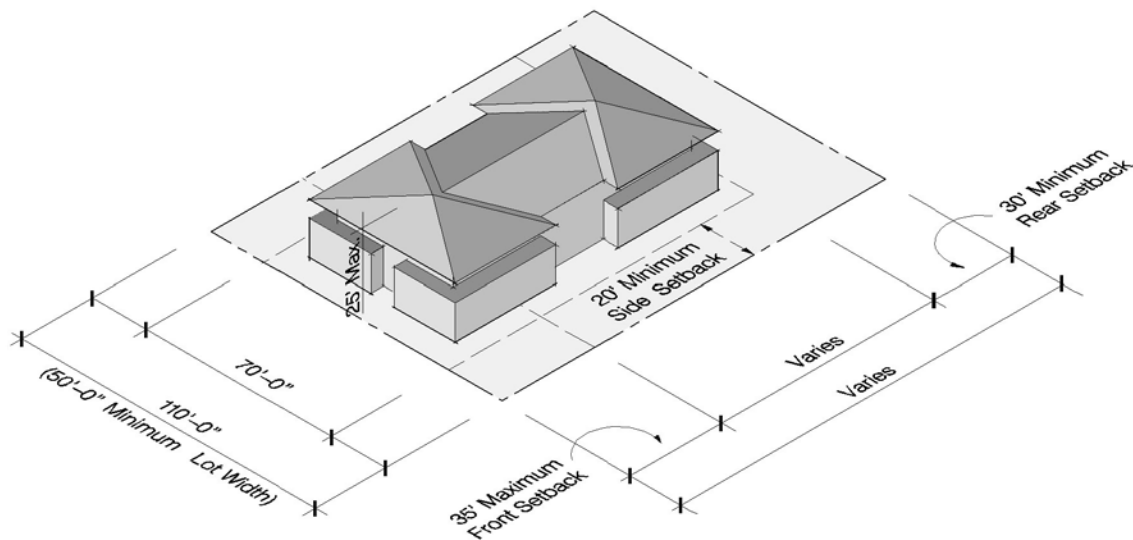


Figure 15 Summary of Lot and Building Standards, "NC" District

(2) General Provisions

- A. **Scale.** Buildings in an "O-1" district shall be restricted to 10,000 square feet for Individual Buildings.
- B. **Outdoor display/sales.** The outdoor display or sale of merchandise is prohibited in the "O-1" district.
- C. **Design.**
 1. Parking shall be located to the rear of the Principal Use or Principal Building, provided that up to two (2) rows of parking may be located to the front, or to the side abutting a residential use, of the Principal Use or Principal Building.
 2. Buildings shall contain ground level fenestration (transparent windows and openings at street level) consistent with the Commercial Urban Design Standards, § 35-203(o)(6) of this Code.

3. Buildings shall be articulated so that facades, which face public streets and exceed fifty (50) feet in horizontal length, shall include vertical piers or other vertical visual elements to break the plane of the facade. Such vertical piers or any other vertical visual elements shall be between fifteen (15) feet and forty (40) feet apart along the facade. This provision shall not apply to the conversion of a residential building to a commercial use.

(c) "O-2" Office Districts

(1) Purpose

The "O-2" district provides a wider variety of office and retail uses in order to promote mixed uses and the internal capture of vehicular trips, while facilitating economic development. "O-2" districts provide for the establishment of low to high rise office buildings. Uses within an "O-2" district may serve a regional market area.

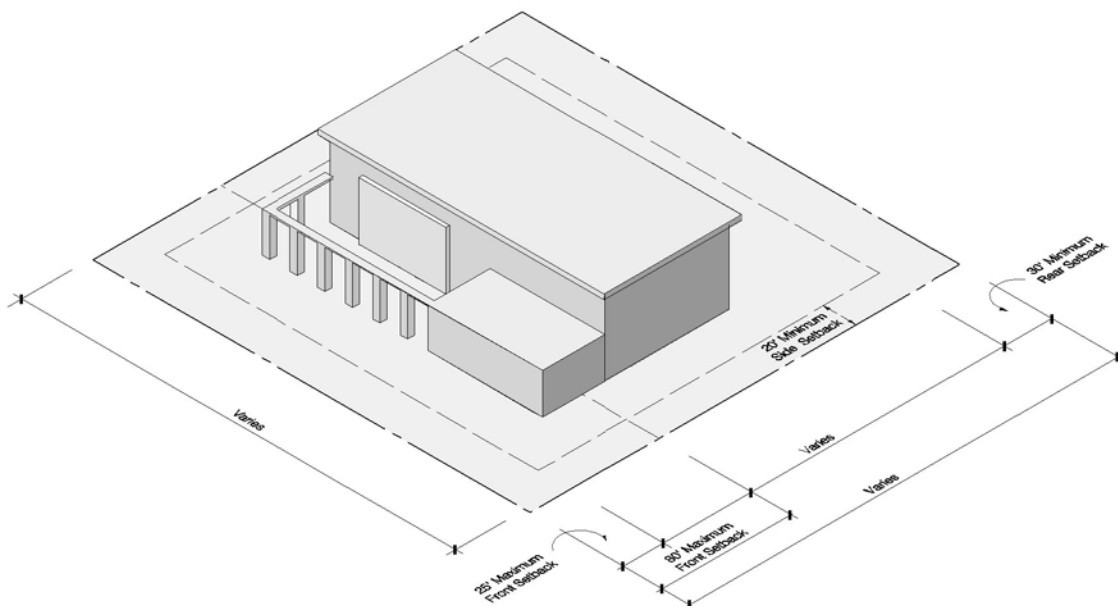


Figure 16 Summary of Lot and Building Standards, "O-2" District

(2) General Provisions

- A. **Building Height.** Unlimited except as specified in Table 310-1.
- B. **Buffer.** Where a "O-2" district or use abuts an area either developed with residential uses or zoned as a Residential Zoning District, a minimum buffer of 65 feet zoned "NC", "C-1" or "O-1" shall be provided. Existing areas zoned "NC", "C-1" or "O-1" may be considered in computing the width of this buffer.

- C. **Outdoor display/sales.** The outdoor display or sale of merchandise is prohibited in the "O-2" district.

35-310.10 "C-1", "C-2", and "C-3" Commercial Districts

(a) Generally

(1) Purpose

These districts permit general commercial activities designed to serve the community such as repair shops, wholesale businesses, warehousing and limited retail sales with some outdoor display of goods. These districts promote a broad range of commercial operations and services necessary for large regions of the City, providing community balance.

The "C-1," "C-2," and "C-3 Districts implement the following policies of the Master Plan:

- *Ensure that proposed land uses and development are compatible in their use, character and size to the site and the surrounding areas (Growth Management, Policy 1b).*
- *Support and encourage efforts to diversify the economic base of San Antonio (Economic Development, Policy 1e).*
- *Define, preserve and promote neighborhood centers which include schools, libraries, stores, transit centers and community service facilities in accessible, pedestrian friendly environments (Urban Design, Policy 1a).*

Develop zoning regulations that would allow mixed-use development (i.e. residential and commercial) to be placed in the same building (Urban Design, Policy 1e).

(2) Lot and Building Specifications

See subsections (b)(2), (c)(2), (d)(2) and (e)(2), below. In addition to the provisions set forth below, the following restrictions shall apply to the scale of buildings in each commercial district. Individual buildings shall not exceed the maximum square footage established in Column (B) of Table 310.18-1. Buildings on lots adjoining on the same side of a block face shall not exceed the maximum square footage established in Column (C) of Table 310.10-1. Buildings shall conform to the design standards established in Column (D) of Table 310.10-1.

Table 310.10-1

(A) District	(B) Maximum Building Size (sf) (Individual)	(C) Maximum Building Size (sf) (Aggregate)	(E) Design Standards
C-1	5,000	15,000	RP, F
C-2	N/A	N/A	N
C-3	N/A	N/A	N

Key:

“Aggregate” refers to the total square footage located within a contiguous district.

“RP” means that parking shall be located in the rear of the Principal Use or Principal Building.

“F” means that buildings shall contain ground level fenestration (transparent windows and openings at street level) which conform to the Commercial Urban Design Standards, § 35-203(o)(6) of this Code.

“N” Specific standards are not required, but may be imposed as a condition of granting a Specific Use Permit consistent with the criteria established in § 35-423 of this Code.

(b) "C-1" Commercial**(1) Purpose**

"C-1" districts accommodate neighborhood commercial uses which depend on a greater volume of vehicular traffic than an "NC" district. "C-1" uses are considered appropriate buffers between residential uses and "C-2" and "C-3" districts and uses.

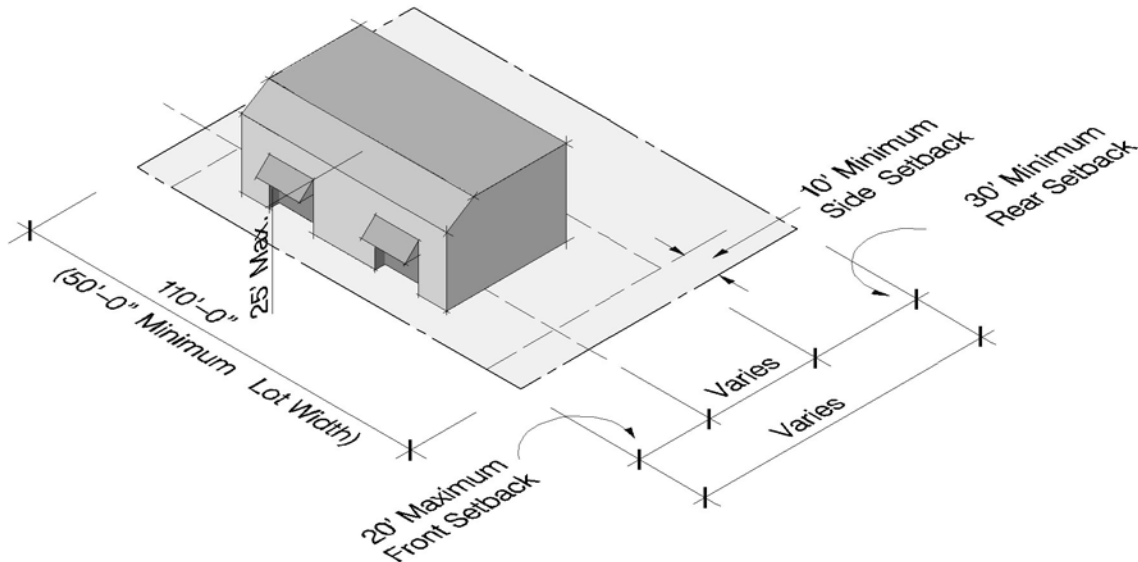


Figure 17 Summary of Lot and Building Standards, "C-1" District

(2) General Provisions

- A. **Scale.** See subsection [\(a\)\(2\)](#) of this Section.
- B. **Location of Uses.** Unless permitted as an Accessory Use, uses permitted within the Commercial districts shall occur within completely enclosed structures.
- C. **Noise.** No external sound systems or live music shall be allowed.
- D. **Outdoor storage or Display.** No outdoor storage or display of goods shall be permitted except for outdoor dining.

(c) "C-2" Commercial**(1) Purpose**

"C-2" districts accommodate commercial and retail uses that are more intensive in character than "NC" and "C-1" uses, and which generate a greater volume of vehicular traffic and/or truck traffic.

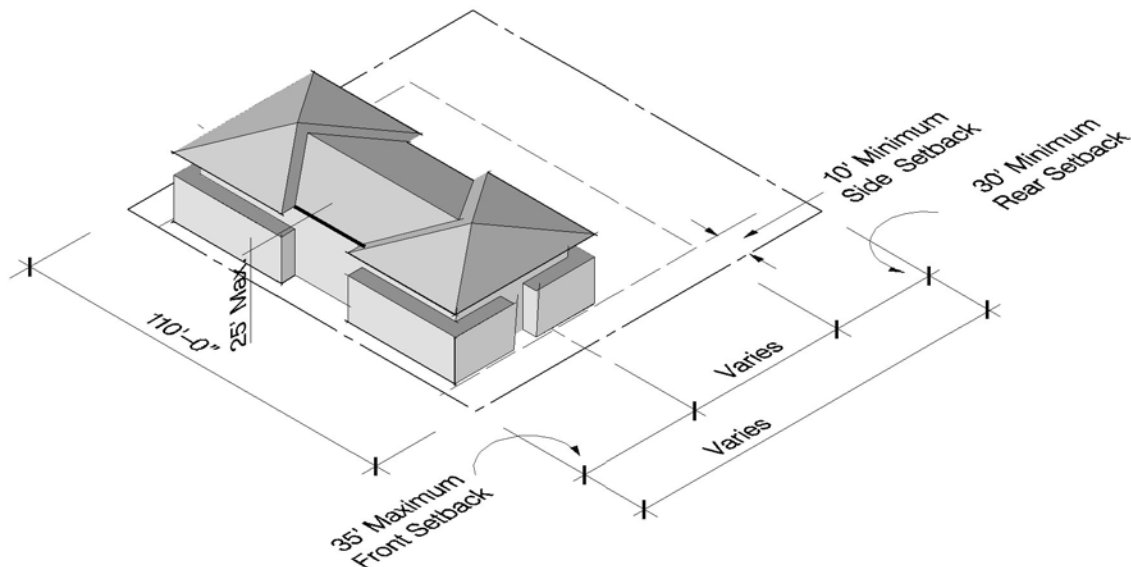


Figure 18 Summary of Lot and Building Standards, "C-2" District

(2) General Provisions

- A. **Scale.** See subsection [\(a\)\(2\)](#) of this Section.
- B. **Outdoor storage or Display.** No outdoor storage or display of goods shall be permitted except for outdoor dining.

(d) "C-3" Commercial**(1) Purpose**

"C-3" districts are designed to provide for more intensive commercial uses than those located within the NC, C-1, C-2 or C-3 zoning districts. "C-3" uses are typically characterized as community and regional shopping centers, power centers and/or assembly of similar uses into a single complex under either single ownership or the structure of a property owners or condominium styled organization. "C-3" districts should incorporate shared internal circulation and limited curb cuts to arterial streets.

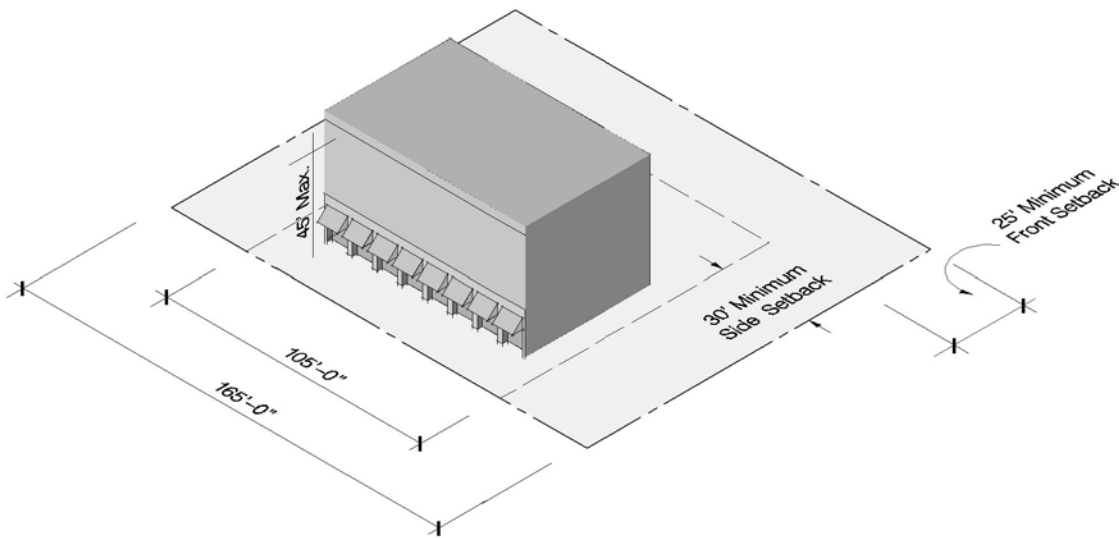


Figure 19 Summary of Lot and Building Standards, "C-3" District

(2) General Provisions

No outdoor storage is permitted. Outdoor operations and display shall be permitted in areas which are screened as provided in [§ 35-510\(q\)](#) of this Code.

(e) Alcohol Restricted Districts

- (1) The district regulations within the "C-2NA" district are the same as in the "C-2" districts, except that no sales of alcoholic beverages for on-premises or off-premises consumption shall be permitted.
- (2) District regulations within the "C-3R" district are the same as in "C-3" districts except that no sales of alcoholic beverages for on-premises consumption shall be permitted.

- (3) District regulations within the "C-3NA" districts are the same as in "C-3" districts except that no sales of alcoholic beverages for on-premises or off-premises consumption shall be permitted.

35-310.11 D (Downtown)

This district provides concentrated downtown retail, service, office and mixed uses in the existing central business districts. Major/regional shopping centers are permitted, but urban design standards are required in order maintain a neighborhood commercial scale, to promote pedestrian activity, and to maintain the unique character of the center. Large outdoor sales areas are not permitted. Pedestrian circulation is required as are common parking areas. The "D" district promotes the long-term vitality of the central business district.

The "D" District implements the following policies of the Master Plan:

- *Neighborhoods, Policy 2b: Amend the Unified Development Code to ... create mixed use districts.*
- *Neighborhoods, Goal 5: Encourage development of the downtown area as a complete neighborhood to enhance its image to both visitors and residents.*
- *Neighborhoods, Policy 5a: Encourage new development in the downtown area to create a broad range of housing stock including single occupancy hotels, low, moderate, and upper income housing, and housing for elderly persons.*
- *Neighborhoods, Policy 5a: Give priority to existing buildings, particularly vacant upper floors in existing buildings for meeting housing needs.*
- *Neighborhoods, Policy 5a: Adapt zoning, construction and fire codes that facilitate housing in existing buildings without compromising the basic health and safety of building occupants.*
- *Neighborhoods, Policy 5a: Facilitate the development of new infill multifamily housing in single use or mixed-use developments on vacant tracts in the downtown.*
- *Neighborhoods, Policy 5g: Encourage development of vacant parcels and parcels with underutilized buildings [in downtown] as office space.*
- *Urban Design, Policy 5b: Encourage resident and employment growth within walking distance of the downtown area and neighborhood centers in order to support an inter-modal transportation system.*

The "D" Downtown district encompasses the City's Central Business District, which is the area originally settled and the locus of economic activity in the region. This shall include the area described as follows:

Start at the intersection of Salado and El Paso Streets; north on Salado to its intersection with Frio Street; thence northeast in a straight line to the intersection of IH-10 and Cadwalader; south on IH-10 to IH-35; northeast on IH-35 to a perpendicular point connecting with Cherry Street; south on Cherry Street to Durango Boulevard; west on Durango to the San Antonio River; south along the San Antonio River to Arsenal Street; west on Arsenal to El Paso Street; and then west on El Paso to Salado.

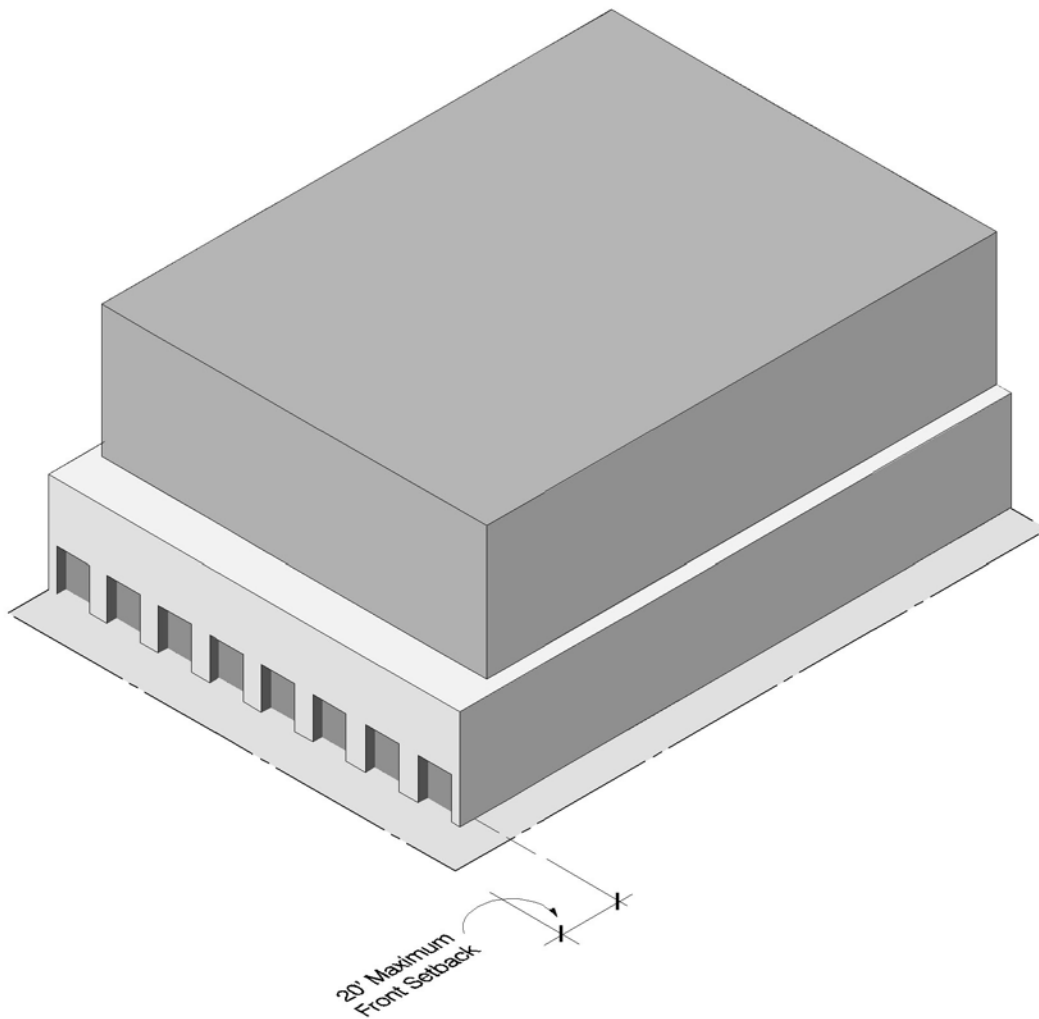


Figure 20 Summary of Lot and Building Standards, "D" District

35-310.12 “L” (Light Industrial)

(a) Purpose

This district provides for a mix of light manufacturing uses, office park, flex-space, and limited retail and service uses that services the industrial uses with proper screening and buffering, all compatible with adjoining uses.

The “L” District implements the following policies of the Master Plan:

- *Ensure that proposed land uses and development are compatible in their use, character and size to the site and the surrounding areas (Growth Management, Policy 1b).*
- *Support and encourage efforts to diversify the economic base of San Antonio (Economic Development, Policy 1e).*

The zone and its uses shall should continue the orderly development and concentration of industrial and manufacturing uses. The land area should be sufficient to maintain compatibility with surrounding uses.

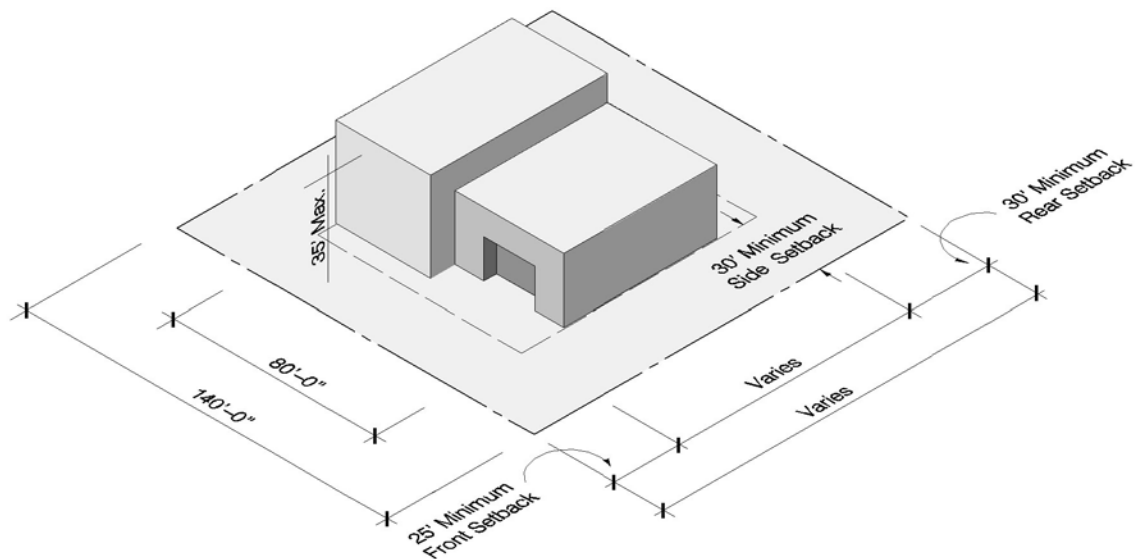


Figure 21 Summary of Lot and Building Standards, "L" District

(b) General Provisions

Uses in this district shall be in full conformance with the standards of the following and other applicable sections of this Chapter:

- (1) Principal vehicle access to and from the site shall be from a primary driveway.

- (2) All loading shall be from the rear or side of the building, but not facing an arterial street. These loading standards apply to new structures only, and existing buildings with loading docks facing the street may continue to be used, restored or enlarged without being subject to the side or rear loading requirement of this Section. Loading docks may be located in the rear yard, or a side yard facing a street that is internal to an "L", "I-1" or "I-2" zoning district.

35-310.13 "I-1" (General Industrial)

(a) Purpose

This district accommodates areas of heavy and concentrated fabrication, manufacturing and industrial uses which are suitable based upon adjacent land uses, access to transportation and the availability of public services and facilities. It is the intent of this district to provide an environment for industries that is unencumbered by nearby residential or commercial development. I-1 must be located in areas where conflicts with other uses can be minimized to promote orderly transitions and buffers between uses. These districts are located for convenient access for existing and future arterial thoroughfares and railway lines these districts are in many instances separated from residential areas by business or light industry areas or by natural barriers; where they are adjacent to residential areas some type of artificial separation may be required. The I-1 District implements the following policies of the Master Plan:

- *Ensure that proposed land uses and development are compatible in their use, character and size to the site and the surrounding areas (Growth Management, Policy 1b).*
- *Support and encourage efforts to diversify the economic base of San Antonio (Economic Development, Policy 1e).*
- *Natural Resources, Policy 1g: Promote the safe storage of hazardous materials in locations that do not endanger neighborhoods.*
- *Natural Resources, Policy 1g: Identify and establish appropriate locations and standards for the storage of hazardous and toxic materials.*
- *Natural Resources, Policy 1g: Consider during the zoning process and when issuing building permits and certificates of occupancy, the proximity of residential neighborhoods to the storage of hazardous materials.*

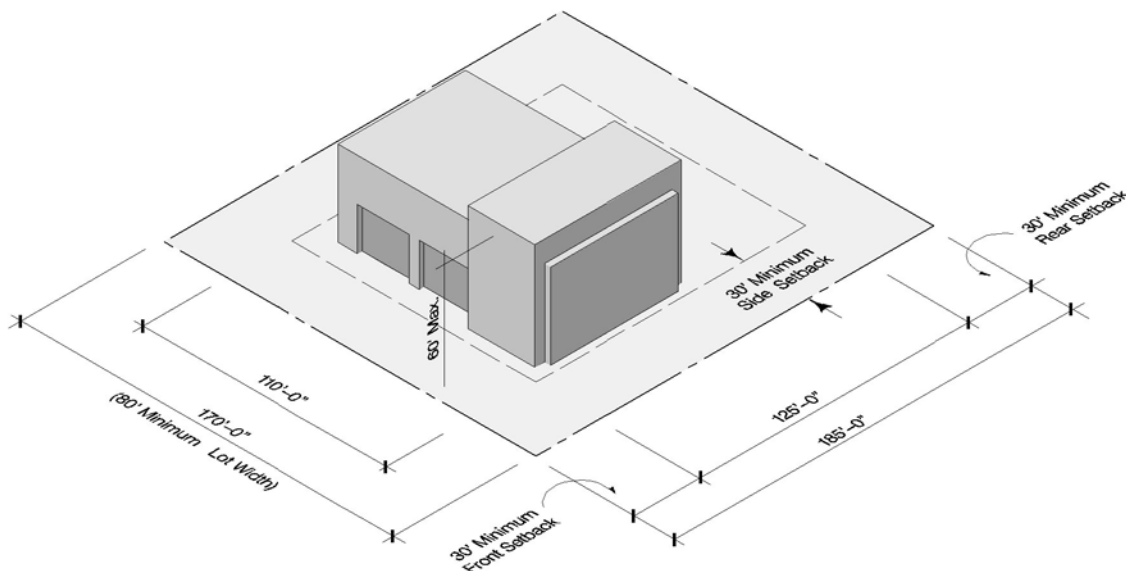


Figure 22 Summary of Lot and Building Standards, "I-1" District

(b) General Provisions

- A. All driveways, parking areas, and pedestrian ways shall be surfaced with an all weather surface. Curb and gutter shall be provided where required by the Street Design Standards.
- B. All delivery and freight handling areas shall be screened from the boundary of any property not zoned L, I-1 or I-2
- C. Sites shall not be accessed from residential streets.

35-310.14 "I-2" (Heavy Industrial)

(a) Purpose

This district accommodates uses that are highly hazardous, environmentally severe in character and/or generate has very high volumes of truck traffic. The I-2 district is established in order to provide sites for activities which involve major transportation terminals, and manufacturing facilities that have a greater impact on the surrounding area than industries found in the L or I-1 district. These districts are located for convenient access for existing and future arterial thoroughfares and railway lines these districts are in many instances separated from residential areas by business or light industry areas or by natural barriers; where they are adjacent to residential areas some type of artificial separation may be required. The I-2 District implements the following policies of the Master Plan:

- Ensure that proposed land uses and development are compatible in their use, character and size to the site and the surrounding areas (Growth Management, Policy 1b).
- Support and encourage efforts to diversify the economic base of San Antonio (Economic Development, Policy 1e).
- Natural Resources, Policy 1g: Promote the safe storage of hazardous materials in locations that do not endanger neighborhoods.
- Natural Resources, Policy 1g: Identify and establish appropriate locations and standards for the storage of hazardous and toxic materials.
- Natural Resources, Policy 1g: Consider during the zoning process and when issuing building permits and certificates of occupancy, the proximity of residential neighborhoods to the storage of hazardous materials.

The zone and its uses should continue the orderly development and concentration of industrial and manufacturing uses. The land area should be sufficient to maintain compatibility with surrounding uses.

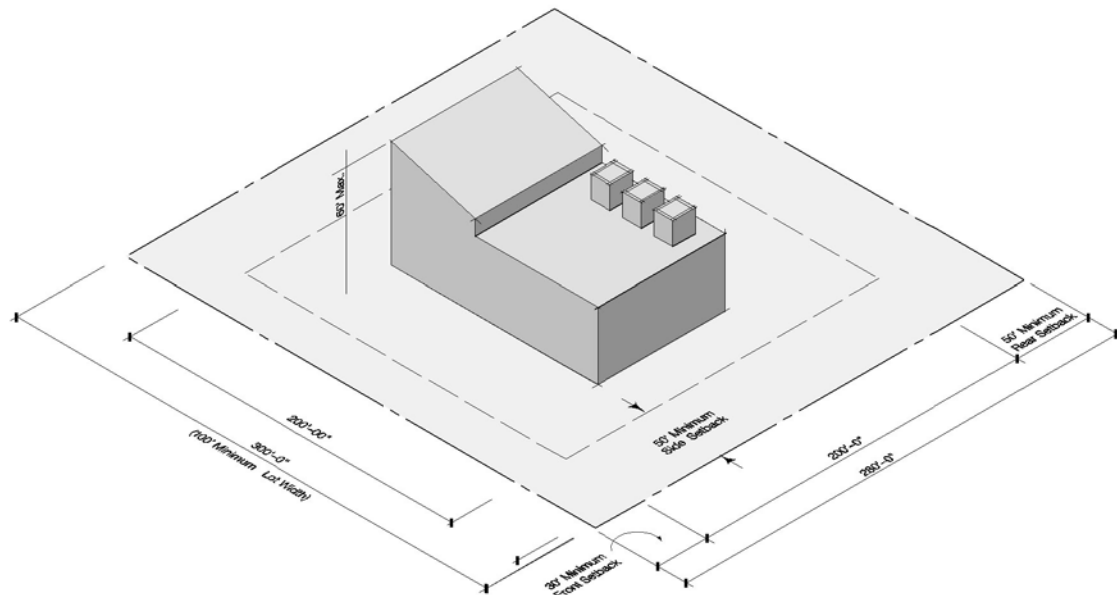


Figure 23 Summary of Lot and Building Standards, "I-2" District

(b) General Provisions

- (1) Storage yards shall be completely screened from the boundary of any property not zoned L, I-1 or I-2.
- (2) All driveways, parking areas, and pedestrian ways shall be surfaced with an all weather surface.
- (3) Sites shall not be accessed from residential streets.

35-311 Use Regulations

(a) Generally

No use shall be permitted pursuant to this Ordinance, and no Development Permit authorizing a use may be authorized, issued, or approved by any officer, official, or agency, unless said use is listed as a permitted or Specific Use Permit in this Section and all applicable permits and approvals have been issued by the agency or official with final decision making authority. Those uses permitted as Primary Uses or Buildings within each zoning district shall be those uses listed in the Use Matrix ([Tables 311-1](#) and [311-2](#) herein). (Permitted Accessory Uses are set forth in the Accessory Use Regulations, [§ 35-360](#) of this Chapter.)

(b) Uses Not Mentioned.

(1) Uses not Permitted Unless Specifically Enumerated

No building permit shall be issued for a use not specifically mentioned or described by category in the Use Matrix. Evaluation of these uses shall be as set forth in subsection (3), below.

(2) Uses Preempted by State Statute

Notwithstanding any provision of this Section to the contrary, uses which are required to be permitted in any zoning district by state statute may be permitted in accordance with state law whether or not the use is included in the Use Matrix.

(3) Interpretation – Materially Similar Uses

The Planning Director shall make a determination if a use not mentioned can reasonably be interpreted to fit into a use category where similar uses are described. Interpretations may be ratified by the City Council upon recommendation by the Zoning Commission at a regularly scheduled meeting. It is the intent of this Article to group similar or compatible land uses into specific zoning districts, either as permitted uses or as uses authorized by a Specific Use Permit. Uses not listed as a permitted or Specific Use Permit shall be presumed to be prohibited from the applicable zoning district. In the event that a particular use is not listed in the Use Matrix, and such use is not listed as a prohibited use and is not otherwise prohibited by law, the Planning Director shall determine whether a materially similar use exists in this Section. Should the Planning Director determine that a materially similar use does exist, the regulations governing that use shall apply to the particular use not listed and the Planning Director's decision shall be recorded in writing. Should

Example: NAICS 5413 (Architectural Engineering, and Related Services) is coded under "Office, General." Assume that the Use Matrix sets out a classification for "Laboratories, Testing", which is NAICS 54138 (a subheading of 54133). The latter 5-digit number is more specific than the 4-digit code. Accordingly, Testing Laboratories are not included within the same classification as General Offices. However, if Testing Laboratories had not been separately listed, they would be permitted in all districts where General Offices are permitted.

the Planning Director determine that a materially similar use does not exist, the matter may be referred to the Zoning Commission for consideration for amendment to this Ordinance to establish a specific listing for the use in question. Unless an appeal is timely filed pursuant to § 35-481 of this Code, a decision of the Planning Director pursuant to this Section is deemed to be valid. If, when seeking periodic ratification of interpretations, the Planning Director's interpretation is reversed, then decisions made in reliance on the Planning Director's interpretation shall be deemed to be non-conforming uses.

(4) Rules of Construction

The Director may determine that a use is materially similar if:

- A. The use is listed as within the same Structure or Function classification as the use specifically enumerated in the Use Matrix, as determined by the Land- Based Classification Standards ("LBCS") of the American Planning Association. The Director shall refer to the following documents in making this determination, which documents are hereby incorporated by this reference and which shall be maintained on file in the office of the Planning Department: American Planning Association, Land- Based Classification Standards, LBCS Structure Dimension with Detail Descriptions (September 13, 1999); American Planning Association, Land- Based Classification Standards, LBCS Function Dimension with Detail Descriptions (September 13, 1999); American Planning Association, Land- Based Classification Standards, LBCS Tables (September 13, 1999); and American Planning Association, Land- Based Classification Standards (April 18, 1999). The use shall be considered materially similar if it falls within the same LBCS classification (subject to subsection (5), below), and meets the requirements of subsection C, below.
- B. If the use cannot be located within one of the LBCS classifications pursuant to subsection A, above, the Director shall refer to the North American Industry Classification Manual (Executive Office of the President, Office of Management and Budget, 1997)("NAICS"). The use shall be considered materially similar if it falls within the same industry classification of the NAICS (subject to subsection (5), below), and meets the requirements of subsection C, below.
- C. The proposed use shall not generate trips exceeding other uses proposed in the zoning district by more than ten percent (10%), as determined by the Institute of Transportation Engineers, Trip Generation (5th ed., 1991)(the "ITE Manual"), which document is hereby incorporated by this reference. If the trip generation is not listed in the ITE Manual, the use shall be considered materially similar.

(5) Construction of LBCS & NAICS

In order to assist in interpretation of the Use Matrix, the LBCS and NAICS numbers precede each use in the Use Matrix. In interpreting the Use Matrix, the following rules of construction shall apply:

- A. If a use is listed for a specific classification, while a more general classification within the same industry classification is also listed for another use, the specific classification governs. The specific use is not permitted in all districts where the uses coded to the general classification are permitted simply because they share a similar NAICS code number. The numbers increase as the classifications get more specific.

- B. Some uses are listed separately, but fall within the same LBCS or NAICS classification. The uses within one such classification are not permitted in all of the zoning districts as the others simply because they fall within the same LBCS or NAICS classification.

(c) Permitted Uses.

(1) Generally.

No use shall be permitted pursuant to this Ordinance, and no Development Permit authorizing a use may be authorized, issued, or approved by any officer, official, or agency of the City unless said use is listed as a permitted or Specific Use Permit in the Use Matrix ([Tables 311-1](#) and [311-2](#)) and all applicable permits and approvals have been issued by the official or agency with final decision making authority.

(2) Use Categories And Specific Uses.

The use categories listed in the first column of [Tables 311-1](#) and [311-2](#) are defined in this Ordinance, the LBCS, NAICS, or in other resources cross-referenced in this Ordinance.

P

Permitted Uses. A “P” indicates that the listed use is permitted by right within the zoning district. Permitted uses are subject to all other applicable standards of this Ordinance. Additional development standards may be applicable (see Supplemental Use Regulations, Division 7 of this Article).

S

Specific Uses. An “S” indicates that the listed use is permitted within the respective zoning district only after review and approval of a Specific Use Permit, in accordance with the review procedures of Section 35-423 of this Chapter. Specific Use Permits are subject to all other applicable standards of this Chapter and those requirements that may reasonably be imposed by the City consistent with the criteria set forth in § 35-423(e) of this Chapter and any Supplemental Use Regulations which apply to said use.

Prohibited Uses. A blank cell (“ ”) indicates that the listed use type is not allowed within the respective zoning district, unless it is otherwise expressly allowed by other regulations of this Chapter.

If a use is listed as prohibited in a Zoning District, but is permitted as an Accessory Use in the Accessory Use Regulations of this Chapter, the use is permitted only as an Accessory Use to a Principal Use or Principal Building on the same lot, tract or parcel. Such uses cannot be established unless and until there is a Principal Use or Principal Building on the same lot, tract or parcel to which that use is accessory.

The overlay zoning districts address special siting, use and compatibility issues which require use and development regulations in addition to those found in the underlying zoning districts. Accordingly, an overlay district may not permit all of the uses allowed in the base zoning district. If any regulation in an overlay zoning district requires lower densities, greater Setbacks, or otherwise imposes greater standards than those required by the base zoning district, the more restrictive standard applies.

(d) Alcoholic Beverage Consumption

The provisions of this subsection (d) are designed to carry forward the restrictions established in Ordinances Nos. 65513, § 2(f), adopted August 13, 1987; Ordinance No. 67518, adopted July 21, 1988; Ordinance No. 73398, § 1 (Att. A), adopted March 28, 1991; Ordinance No. 74489, § 1 (Att. I); and Ordinance No. 76116, § 1 (Att. I, § 9(A)), adopted July 9, 1992; as said ordinances are designed to restrict the sale or consumption of alcohol within various zoning districts.

- (1) The uses permitted within the "C-2NA" district are the same as in the "C-2" districts, except that no sales of alcoholic beverages for on-premises or off-premises consumption shall be permitted.
- (2) The uses permitted within the "C-3R" district are the same as in "C-3" districts except that no sales of alcoholic beverages for on-premises consumption shall be permitted.
- (3) The uses permitted within the "C-3NA" districts are the same as in "C-3" districts except that no sales of alcoholic beverages for on-premises or off-premises consumption shall be permitted.

TABLE 311-1 RESIDENTIAL USE MATRIX

PERMITTED USE	RCD	RE	R-20	NP-15	NP-10	NP-8	R-6	RM-6	R-5	RM-5	R-4	RM-4	MF-25	MF-33	MF-40	MF-50	ERZD	LCBS FUNCTION	LCBS STRUCTURE
Accessory Uses (Supplemental To The Residential Use)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	9900	
Assisted Living Or Elderly Home								S		S		S	P	P	P	P	P	1230	
Athletic Fields (Non-Commercial & Supplemental To The Residential Use)	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P	5370	
Automobile Noncommercial Parking (Board Of Adjustment)													P	P	P	P	P	2110	
Bed And Breakfast			S	S	S	S	S	S	S	S	S	S					P	1310	
Cemetery Or Mausoleum	S	S	S				S		S		S						S	6700	
Child - Care Institution (Basic)	S	S	S	S	S	S		S		S		S					P	6561	
Church, Temple, Mosque	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	6600	
Daycare Center (Commercial Or Nonprofit)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	6562	
Dwelling - 1 Family (Attached Or Townhouse)								P		P		P	P	P	P	P	P	1000	1120
Dwelling - 1 Family (Detached)		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	1000	1110
Dwelling - 2 Family								P		P	P	P	P	P	P	P	P	1000	1121
Dwelling - 3 Family								P			P	P	P	P	P	P	P	1000	1203
Dwelling - 4 Family								P			P	P	P	P	P	P	P	1000	1204
Dwelling - Accessory (Carriage Houses, Granny Flats, Echo Homes)	P	P	P	P	P	P		P		p		p						1000	1130
Dwelling - College Fraternity (Off Campus)													P	P	P	P	P	1000	1320
Dwelling - School Dormitories Or													P	P	P	P	P	1000	1320

TABLE 311-1 RESIDENTIAL USE MATRIX																			
PERMITTED USE	RCD	RE	R-20	NP-15	NP-10	NP-8	R-6	RM-6	R-5	RM-5	R-4	RM-4	MF-25	MF-33	MF-40	MF-50	ERZD	LBCS FUNCTION	LBCS STRUCTURE
Housing (Off Campus)																			
Dwelling - Hud-Code Manufactured Homes (Residential)											P	P					P	1000	1150
Dwelling - Multifamily (25 Units Maximum)													P	P	P	P	P	1000	1220
Dwelling - Multifamily (33 Units Maximum)														P	P	P	P	1000	1230
Dwelling - Multifamily (40 Units Maximum)															P	P	P	1000	1240
Dwelling - Multifamily (50 Units Maximum)																P	P	1000	1250
Dwelling - Rowhouse, Zero Lot Line								P		P		P	P	P	P	P	P	1000	1122
Dwelling - Townhouse								P		P		P	P	P	P	P	P	1000	1140
Family Home			P	P	P	P	P	P	P	S	P	S					P	6560	
Farming And Truck Garden	P	P	P	P	P	P		P		P		P	P	P	P	P	P	9100	
Foster Family Home			P	P	P	P	P	P	P	S	P	S					P	6560	
Foster Group Home	S	S	S	S	S	S	S	S	S	S	S	S					P	6562	
Golf Course (Accessory To A Residential Subdivision)	P	P	P	P	P	P	S	P	S	P	S	P	P	P	P	P	S	5370	
Group Day-Care Home	S	S	S	S	S	S	S	S	S	S	S	S					P	6562	
Museum							S		S		S								
Nursery (1 Acre Minimum)	P	P	P	P	P		P		P		P						S	9140	
Radio / Television Station With Transmitter Tower	S	S	S	S	S												P	4231	
Recreation Facility (Public & Non-Commercial)	P	P	P	P	P	P	P	P	P	P	P	S	S	S	S	S	P	6340	
Registered Family Home (12 Children Maximum)		P	P	P	P	P	P	P		S		S					P	6562	
Rooming House										S							P	1320	

TABLE 311-1 RESIDENTIAL USE MATRIX

PERMITTED USE	RCD	RE	R-20	NP-15	NP-10	NP-8	R-6	RM-6	R-5	RM-5	R-4	RM-4	MF-25	MF-33	MF-40	MF-50	ERZD	LBCS FUNCTION	LCBS STRUCTURE
School - Private (Includes Church Schools, Private Schools K-12, Privately Owned College Or University, Trade Or Specialty School)	P	P	P	P	P	P		P		P		P	P	P	P	P	P	6100	
School - Public (Includes All Isd Schools K-12, Open Enrollment Charter Schools, Public College Or University	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	6100	
University Or College (Private)	S	S	S	S	S	S	S	S	S	S	S	S					P	6130	
Wireless Communication System	S	S	S	S	S	S	S	S	S	S	S	S					S	4233	

TABLE 311-2 NON-RESIDENTIAL USE MATRIX													
	PERMITTED USE	O-1	O-2	NC	C-1	C-2	C-3	D	L	I-1	I-2	ERZD	(LBCS Function)
Accessory	Accessory Uses - Secondary Or Incidental To Primary Use	P	P	P	P	P	P	P	P	P	P	P	9900
Alcohol	Alcohol - Bar And/Or Tavern			P	P	P	P	P	P			P	2540
Alcohol	Alcohol - Beverage Manufacture Or Brewery - Alcohol										P	NA	3110
Alcohol	Alcohol - Distillation, Storage									P	P	NA	3110
Alcohol	Alcohol - Microbrewery						P	P			P	S	
Alcohol	Alcohol - Beverage Retail Sales					P	P	P				P	2150
Alcohol	Alcohol - Winery With Bottling						P						
Amusement	Animal Racetrack And/Or Rodeo Arena								S	S		S	5130
Amusement	Carnival And/Or Circus								S	S	S	NA	5300
Amusement	Carnival And/Or Circus (Temporary For Not More Than 60 Days)							S	S	S	S	NA	5300
Amusement	Fairground And/Or Stadium							S	S	S		S	5300
Amusement	Miniature Golf					P	P	S				P	5340
Amusement	Amusement And/Or Theme Park - Outdoor Rides						P	S				P	5310
Amusement	Billiard Or Pool Hall - No Alcohol In "C-2"					P	P	P				P	5380
Amusement	Bingo Parlor					S	P					P	5300
Amusement	Carnival And/Or Circus - Temporary Use (Time Set By City Council On Individual Case Consideration)						S	S	S			S	5300
Amusement	Dance Hall						P	P				P	5110
Amusement	Go-Cart Track						S		P			S	5300
Amusement	Laser Hide & Seek Games - Indoors					P	P	P				P	5300
Amusement	Laser Hide & Seek Games - Outdoors Permitted						S		P			P	5300
Amusement	Racing - Auto Or Truck Track									S		S	
Amusement	Theater - Indoor Permitting Over 2 Screens And/Or Stages						P	P				P	5110
Amusement	Theater - Indoor With 2 Or Less Screens And/Or Stages				S	P	P	P				P	
Amusement	Theater - Outdoor Including Drive-In & Amphitheaters								P			P	5110
Amusement	Video Games - Coin Or Token Operated			S	P	P	P	P				P	5320
Animal	Animal - Equestrian Center And Riding Trails				S							S	
Animal	Animal - Pound Or Shelter								P	P		S	2418
Animal	Breeder - Small Animal Only								S	P		NA	2140
Animal	Cemetery - Pets (Limited To Small Animals)					P	P		P			S	6730
Animal	Dog Training - Indoor						P		P	P		P	2100
Animal	Dog Training - Outdoor Permitted						S		P	P		S	
Animal	Kennel - Boarding & Breeding (See Health & Environmental)								S	P		S	2418
Animal	Pet Grooming - Small Animals Only			P	P	P	P	P	P			P	2136
Animal	Small Animal Clinic - No Outside Runs			P	P	P	P	P	P			S	2418
Animal	Small Animal Hospital - Outside Runs Are Permitted					S	P		P	P		S	2418
Animal	Stockyard										S	NA	9200
Animal	Veterinary Hospital - Large & Small Animal (Outside Runs, Pens & Paddocks Permitted)									P		S	2418
Animal	Veterinary Hospital - Large & Small Animal (No Outside Runs, Pens & Paddocks Permitted)						S		P	P		S	
Animal	Veterinary Hospital - Small Animal (Outside Runs, Pens & Paddocks Permitted)								P	P		S	

TABLE 311-2 NON-RESIDENTIAL USE MATRIX												
	PERMITTED USE	O-1	O-2	NC	C-1	C-2	C-3	D	L	I-1	I-2	ERZD (LBCS Function)
Animal	Veterinary Hospital - Small Animals (No Outside Runs, Pens & Paddocks Permitted)						S	S	P	P		S
Auto	Truck & Heavy Equipment - Auction									P		S
Auto	Ambulance Service						S	P	P			P 4150
Auto	Auto - Glass Tinting					P	P		P			P 2115
Auto	Auto - Manufacture										P	NA 3770
Auto	Auto & Light Truck - Oil, Lube & Tune Up					P	P		P			NA 2110
Auto	Auto & Light Truck Auction								S	P		P 2110
Auto	Auto & Light Truck Repair						P		P			NA
Auto	Auto & Vehicle Sales - New And Used-Small Scale (No More Than 15 Vehicles Currently Licensed And In Running Condition On Site At Any Given Time For Storage And/Or Sale)						P		P			S 2110
Auto	Auto & Vehicle Sales - New And Used-Large Scale						P		P			S 2110
Auto	Auto - Rental (Pickup & Drop Off Only In "C-2")					P	P	P	P	P		P
Auto	Auto Alarm & Radio - Retail (Install. Incidental To Sales In "C-2")					P	P					P 2115
Auto	Auto Glass Sales - Installation Permitted						P		P	P		P 2110
Auto	Auto Muffler - Installation And Sales Only						P		P	P		S 2115
Auto	Auto Paint & Body - Repair With Outside Storage Limited To 3 Vehicles (All Outside Storage Of Parts To Be Totally Screened)						S		P	P		NA 2100
Auto	Auto Paint & Body - Repair With Outside Storage Of Vehicles And Parts Permitted But Totally Screened From View Of Adjacent Property Owners And Public Roadways						S		P	P		NA
Auto	Auto Parts Retail - No Outside Storage In "C-2"					P	P		P			P 2115
Auto	Auto Parts Retail - W/Installation & No Outside Storage					S	P		P			S
Auto	Auto State Vehicle Inspection Station					P	P	P	P	P	P	P 2100
Auto	Auto Upholstery - Sales And Installation Completely Enclosed						P		P			P 2100
Auto	Carwash - Automatic And Attendant Operated					S	P		P			S 2110
Auto	Carwash - Automatic Self Service Drive-Thru					S	P		P			S 2110
Auto	Carwash - Self Service					S	P		P			S 2110
Auto	Limousine Service -Dispatch & Office Use Only No Servicing Of Vehicles Onsite					P	P	P	P	P		S 4155
Auto	Parking & Transient Vehicle Storage - Related To A Delivery (Auto, Truck, Trailer & Marine)(Each Vehicle Limited To 24 Hours Maximum Parking Time Within Any 48 Hour Period In "C3", "D" & "L")						S	S	P	P	P	S 9900
Auto	Parking And/Or Storage - Long Term								P	P	P	S
Auto	Parking Lot - Noncommercial	P	P		S	P	P	P	P	P	P	S 2100
Auto	Parking Lot Or Garage - Commercial	S	P			P	P	P	P	P	P	P 2110
Auto	Taxi Service - Parking & Dispatch (No Washing Or Mechanical Service Permitted)						P	P	P	P		S 4155
Auto	Taxi Service - Parking & Dispatch (Washing Or Mechanical Service Permitted)								P	P		S
Auto	Tire Repair - Auto & Small Truck (Sale And Installation Only, No Mechanical Service Permitted)					P	P	S	P			S 2100
Auto	Truck Repair & Maintenance						S		S	P	P	NA 2000
Auto	Truck Stop Or Laundry - Full Mechanical Service & Repair Permitted									P	P	NA

TABLE 311-2 NON-RESIDENTIAL USE MATRIX												
	PERMITTED USE	O-1	O-2	NC	C-1	C-2	C-3	D	L	I-1	I-2	ERZD (LBCS Function)
Auto	Truck Stop Or Laundry - Tire Repair Permitted							S	P	P	S	2000
Auto	Vehicle Storage - See "Auto Parking And/Or Storage Long Term"	-	-	-	-	-	-	-	-	-	-	2110
Auto	Wrecker Service							P	P		NA	2100
Beverage	Beverage Manufacture - Non-Alcohol								P		S	
Church	Church	P	P	P	P	P	P	P	P		P	6600
Dry Goods - Wholesale	Dry Goods - Wholesale							S	P	P	P	3510
Dwelling	Apartment Or Extended Stay Housing - See (Housing - Apartment Or Extended Stay Hotel)	-	-	-	-	-	-	-	-	-	-	
Dwelling	Dwelling - Attached Apartments With Maximum Density Of 6 Dwellings Per Gross Acre (Allowed Ratio Of 1 Square foot Of Residential Floor Use To 1 Square foot Of Nonresidential Floor Use)				P	P	P	P			P	
Dwelling	Dwelling - Attached Apartments With Maximum Density Of 10 Dwellings Per Gross Acre (Allowed Ratio Of 1 Square foot Of Residential Floor Use To 1 Square foot Of Nonresidential Floor Use)					P	P	P			P	
Dwelling	Dwelling - Attachments Apartments With Maximum Density Of 20 Dwellings Per Gross Acre (Allowed Ratio Of 2 Square foot Of Residential Floor Use To 1 Square foot Of Nonresidential Floor Use)						P	P			P	
Dwelling	Dwelling - Attached Apartments With Maximum Density Of 50 Dwellings Per Gross Acre (Allowed Ratio Of 4 Square foot Of Residential Floor Use To 1 Square foot Of Nonresidential Floor Use)							P			P	
Dwelling	Dwelling Other - See (Housing)											
Dwelling	Group Day Care - See (Housing - Group Day Care Limited To 12 Individuals)											
Dwelling	Hotel - See (Housing - Hotel)											
Dwelling	Motel - See (Housing - Motel)											
Fabric	Electronic Component - Fabrication									P	P	3360
Government	Armory							S	S	S	S	6300
Government	Correction Institution						S	S	S	S	P	6222
Housing	Housing - Boarding House				P	P	P	P			P	
Housing	Housing - Multifamily Dwellings, Extended Stay Hotel Or Timeshares					S	P	P			P	
Housing	Housing - Group Day Care Limited To 12 Individuals	P	P	P	P	P	P	P	P		P	6562
Housing	Housing - Hotel					S	P	P	P		P	
Housing	Housing - Motel					S	P	P	S		P	
Industrial	Batching Plant									P	P	S
Industrial	Batching Plant - Temporary In "C-3" And "L" (6 Months Maximum)						S	S	S	P	P	3330
Industrial	Bookbinder						P		S	P		2135
Industrial	Cabinet Or Carpenter Shop						S		P	P		3210
Industrial	Can Recycle Collection Station - No Shredding						S		P	P	P	3600
Industrial	Coffee Roasting									P	P	3110
Industrial	Contractor Facility						S		S	P	S	7100
Industrial	Creamery									S	P	3110
Industrial	Dry Cleaning - Plant						P			P	NA	2600
Industrial	Laundry - Plant						P			P	S	2600

TABLE 311-2 NON-RESIDENTIAL USE MATRIX													
	PERMITTED USE	O-1	O-2	NC	C-1	C-2	C-3	D	L	I-1	I-2	ERZD	(LBCS Function)
Industrial	Lumber Yard And Building Materials						S		P	P	P	S	2126
Industrial	Machine Shop						S		P	P	P	S	7200
Industrial	Pecan Shelling								S	P	P	P	3110
Industrial	Rug Cleaning								P	P	P	S	2120
Industrial	Welding Shop - Limited To Three Employees & Screening Of Outside Storage In "C-3"						S		S	P	P	P	2100
Manufacturing	Abrasive - Manufacturing									P	P	NA	2610
Manufacturing	Acetylene Gas - Manufacturing & Storage										P	S	2613
Manufacturing	Air Products - Manufacturing									S	P	S	3400
Manufacturing	Artificial Limb Assembly					P	P	S	P	P	P	P	3400
Manufacturing	Asbestos Products - Manufacturing										P	NA	3330
Manufacturing	Asphalt Products - Manufacturing										P	NA	3330
Manufacturing	Bag Cleaning									P	P	S	2100
Manufacturing	Battery - Manufacturing										P	NA	3360
Manufacturing	Beverage - Manufacturing Or Processing									S	P	S	3110
Manufacturing	Biomedical Products - Manufacturing										S	NA	3000
Manufacturing	Boat & Marine - Manufacturing										P	S	2600
Manufacturing	Boiler And Tank Works										P	S	3350
Manufacturing	Broom, Brush - Manufacturing								P	P		S	3400
Manufacturing	Building Specialties - Wholesale Outside Storage Permitted								S	P		S	3510
Manufacturing	Bulk Plant Or Terminal										S	NA	3110
Manufacturing	Can Manufacture										P	NA	
Manufacturing	Candle - Manufacturing									S	P	S	3400
Manufacturing	Candy - Manufacturing								S	P		S	3110
Manufacturing	Canvas Products - Manufacturing								S	P	P	S	3400
Manufacturing	Chemical - Manufacturing Or Processing									S	S	NA	3320
Manufacturing	Chemical/Drug - Wholesale & Storage								P	P		NA	3600
Manufacturing	Clothing Manufacture - Chemical Process										P	NA	3130
Manufacturing	Clothing Manufacture - Non-Chemical Process								P	P	P	S	3130
Manufacturing	Concrete Products - Manufacturing									S	P	S	3330
Manufacturing	Cotton Compress, Ginning And Baling										P	NA	9510
Manufacturing	Drug - Manufacturing									P	P	S	3000
Manufacturing	Electronic Component - Manufacturing									S	P	NA	3360
Manufacturing	Electroplating										P	S	3400
Manufacturing	Felt Products - Manufacturing										P	S	3400
Manufacturing	Glass Manufacture										P	S	3330
Manufacturing	Grain - Drying										P	S	3600
Manufacturing	Grain - Milling										P	S	3100
Manufacturing	Hatchery										P	S	9240
Manufacturing	Hazardous Materials Hauling Or Storage										S	NA	4000
Manufacturing	Hosiery - Manufacturing									P	P	S	3320
Manufacturing	Ice Cream - Manufacturing								P	P	P	P	3110
Manufacturing	Ice Plant - Manufacturing & Processing									P	P	P	3100
Manufacturing	Insulation Products - Manufacturing & Processing										P	NA	3330
Manufacturing	Junkyard Or Salvage Yard										S	NA	2120

TABLE 311-2 NON-RESIDENTIAL USE MATRIX													
	PERMITTED USE	O-1	O-2	NC	C-1	C-2	C-3	D	L	I-1	I-2	ERZD	(LBCS Function)
Manufacturing	Petro Chemicals Bulk Storage										P	NA	3600
Manufacturing	Mattress - Manufacturing & Rebuilding								P	P	P	S	3340
Manufacturing	Metal Forging Or Rolling Mill										S	NA	3340
Manufacturing	Metal Products - Fabrication									S	P	S	2140
Manufacturing	Millinery - Manufacturing								P	P		P	3400
Manufacturing	Millwork & Wood Products - Manufacturing									S	P	S	3210
Manufacturing	Moving And Transfer Company - With Trucks Attached To Trailers For A Total Exceeding 24 Feet In Length								P	P	P	S	4141
Manufacturing	Novelty And Souvenir - Manufacture								S	P	P	S	3400
Manufacturing	Nuclear Or Radioactive Instrumentation - Manufacturing									S	S	NA	3360
Manufacturing	Office Equipment, Furniture - Manufacture								P	P	P	S	2120
Manufacturing	Oil Well Supplies And Machinery - Manufacturing.										P	NA	3350
Manufacturing	Packing And Gasket - Manufacturing										P	NA	3000
Manufacturing	Packing Plant - No Rendering										P	NA	9200
Manufacturing	Paints, Etc. - Manufacturing & Processing										P	NA	3320
Manufacturing	Paper Products - Manufacturing										P	NA	3200
Manufacturing	Petroleum - Manufacturing Or Processing										S	NA	3310
Manufacturing	Pipe Storage									P	P	P	7000
Manufacturing	Planing Mill										S	S	2120
Manufacturing	Plastic / Vinyl - Manufacturing Or Processing									S	P	NA	3220
Manufacturing	Playground Equipment - Manufacturing								P	P	P	S	3400
Manufacturing	Poultry Processing - Caged Hen Operation										P	NA	9240
Manufacturing	Poultry Processing & Live Poultry Storage - Completely Enclosed										P	NA	9240
Manufacturing	Processing - Other Than Food									S	P	S	3000
Manufacturing	Refrigeration Equipment - Manufacturing									S	P	NA	3360
Manufacturing	Rendering Plant										S	NA	9200
Manufacturing	Sand Or Gravel - Storage & Sales									P	P	P	8000
Manufacturing	Shoe - Manufacturing								S	P	P	S	3140
Manufacturing	Shoe - Wholesale (Manufacturing Permitted)								S	P		S	
Manufacturing	Shoe Polish - Manufacturing										P	NA	3320
Manufacturing	Sign Manufacture								S	P	P	S	3440
Manufacturing	Stone Curing, Monument - Manufacturing									P	P	P	3330
Manufacturing	Storage - Outside (Open With No Screening Required)								S	S	P	S	
Manufacturing	Storage - Outside (Screening From Public Rows And Adjacent Property Required)						S		S	P	P	S	
Manufacturing	Textile - Manufacturing										P	S	3130
Manufacturing	Tile - Manufacturing										P	NA	3330
Manufacturing	Tile , Roofing & Waterproofing Products - Manufacturing										P	NA	3330
Manufacturing	Tobacco - Processing										P	S	3120
Manufacturing	Tool - Manufacturing									S	P	S	3400
Manufacturing	Toy - Manufacturing									P	P	S	3420
Manufacturing	Trailer - Manufacturing									P	P	S	3400
Manufacturing	Venetian Blind - Cleaning & Fabrication								S	P	P	S	2100
Manufacturing	Vulcanizing, Recapping									S	P	NA	3320
Manufacturing	Water Distillation									S	P	S	3110
Manufacturing	Well Drilling Contractor									S	P	S	7230

TABLE 311-2 NON-RESIDENTIAL USE MATRIX													
	PERMITTED USE	O-1	O-2	NC	C-1	C-2	C-3	D	L	I-1	I-2	ERZD	(LBCS Function)
Manufacturing	Wire Products - Manufacturing									P	P	S	3400
Manufacturing	Wood Processing By Creosoting Or Other Preserving Treatment										P	NA	3210
Manufacturing	Wool Pulling And Scouring										P	NA	3000
Medical	Medical - Surgical Supplies Wholesale						P	S	P	P		P	3510
Office	Aerial Survey - Administrative Offices No On-Site Flight Services	P	P		P	P	P	P	P			P	2400
Office	Office – no restrictions on square footage unless otherwise prescribed in zoning district regulations, §§ 35-310.01 to 35-310.14, above	P	P		P	P	P	P	P	P		P	2400
Office	Office - Less Than 3,000 square feet and less than 35 feet in height	P	P	P	P	P	P	P	P	P		P	
Plants	Florist – Wholesale						P	P	P	P		P	3520
Plants	Landscaping Materials - Sales & Storage								P	P		S	2123
Plants	Nursery - Plant Wholesale Onsite Growing Permitted						P		P			S	9140
Print	Printer - Large Scale Other Than Quick Print						S		P	P		S	2400
Processing	Cosmetics - Manufacturing Or Processing									P		S	2600
Processing	Food & Food Products - Processing								S	P	P	S	3110
Processing	Punch Concentrate - Processing & Mixing								S	P	P	P	3110
Processing	Punch Concentrate Products - Mixing Only					S	P		P	P	P	P	3110
Recreation	Archery Range - Outdoor								S	P		P	5300
Recreation	Archery Range - Indoor					P	P	P	P			P	5300
Recreation	Athletic Fields - Noncommercial	S	S	S	P	P	P	S	P			P	5370
Recreation	Athletic Fields - Commercial	S	S			S	P	S	P				
Recreation	Bowling Alley						P	P	P			P	5380
Recreation	Golf Course - Private (See Residential Use Table)					S	S					S	
Recreation	Golf Course - Publicly Owned	S	S	S	S	S	S	S	S			S	
Recreation	Golf Driving Range					S	P		P	S		S	5370
Recreation	Recreational Facility - Private Community Wide					P	P	P				P	
Recreation	Recreational Facility - Private Neighborhood			P	P	P	P					P	
Recreation	Recreational Facility - Public Community Wide					P	P	P				P	6340
Recreation	Recreational Facility - Public Neighborhood			P	P	P	P					P	6340
Recreation	Rifle & Pistol Range - Indoor						S	S		S	P	S	5300
Recreation	Rifle & Pistol Range - Outdoor Permitted										S	S	5300
Recreation	Skateboard Track						S	S	P			P	5390
Recreation	Skating Rink - Ice Or Roller Skating						P	P	P			P	5390
Recreation	Stable & Equestrian Center								P			S	5300
Recreation	Tennis, Racquetball Or Handball - Noncommercial (Outside Courts Permitted)		P		S	S	P	P	P			P	
Recreation	Tennis, Racquetball Or Handball - Commercial (Outside Courts Not Permitted)		P			S	P	P	P			P	
Recreation	Tennis, Racquetball Or Handball - Commercial (Outside Courts Permitted)		P		P	S	P	P	P			P	5370
Recreation	Tennis, Racquetball Or Handball -Noncommercial (Outside Courts Not Permitted)		P			S	P	P	P			P	
Recreation	Recreational Vehicle Park						S		P			P	
Retail	Air Conditioners - Retail (Incidental To Other Onsite Retail Items In "D")						P	P	P			P	2120
Retail	Antique Store - Retail			P	P	P	P	P	P			P	2145

TABLE 311-2 NON-RESIDENTIAL USE MATRIX													
	PERMITTED USE	O-1	O-2	NC	C-1	C-2	C-3	D	L	I-1	I-2	ERZD	(LBCS Function)
Retail	Apothecary - See (Drugstore - Apothecary)												
Retail	Apparel & Accessory Store - Retail			P	P	P	P	P				P	2133
Retail	Appliance - Retail (Incidental To Other Onsite Retail Items In "D")					P	P	P				P	2125
Retail	Art Gallery		P	P	P	P	P	P				P	2142
Retail	Bakery - Retail			P	P	P	P	P				P	2151
Retail	Bookstore		P	P	P	P	P	P				P	2135
Retail	Business Machines - Retail		P		S	P	P	P				P	2130
Retail	Camera, Photographic Equipment & Supplies - Retail			P	P	P	P	P				P	2132
Retail	Candy, Nut And Confectionery - Retail			P	P	P	P	P				P	2153
Retail	Catering Shop			P	P	P	P	P	P			P	2560
Retail	Convenience Ice House - Retail Convenience Store			P	P	P	P	P	P			P	2152
Retail	Convenience Store - W/ Gas Sales					P	P	S	P			NA	
Retail	Dairy Products - Retail			P	P	P	P	P				P	2150
Retail	Drugstore - Apothecary		P	P	P	P	P	P				P	2161
Retail	Dry Goods - Retail			P	P	P	P	P				P	2130
Retail	Farm Supplies						S		P	P		P	2140
Retail	Feed, Seed, Fertilizer Sales - No Outside Storage In "C-3"						P		P	P		P	2140
Retail	Fish Market - Retail			P	P	P	P	P				P	2153
Retail	Flea Market - Indoor						P		P			P	2100
Retail	Flea Market - Outdoor								S	P		P	2100
Retail	Floor Covering - Retail (Incidental To Other Onsite Retail Items In "D")					P	P	P	P			P	2120
Retail	Florist - Retail		S	P	P	P	P	P	P			P	2141
Retail	Food Locker Plant - Retail								S	P		S	2120
Retail	Food Store - Limited In "C-1" To Maximum 3000 Square foot Total Floor Area			P	P	P	P	P				P	2151
Retail	Fruit And Produce - Retail			P	P	P	P	P				P	2154
Retail	Furniture Sales - Retail			S	P	P	P	P				P	2121
Retail	Gift Shop - Retail		S	P	P	P	P	P				P	2140
Retail	Glass - Retail					P	P	P	P			P	2120
Retail	Grocery Store - Retail (Limited To Maximum 3000 Square foot Total In "C-1")			P	P	P	P	P				P	2151
Retail	Hardware Sales - Retail (Limited To Maximum 3000 Square foot Total In "C-1")			P	P	P	P	P				P	2122
Retail	Head Shop						S					P	2000
Retail	Hobby Store - Retail (Limited To Maximum 3000 Square foot Total In "C-1")			P	P	P	P	P				P	2140
Retail	Home Improvement Center						P	S	P			P	
Retail	Jewelry Store - Retail		S	P	P	P	P	P				P	2140
Retail	Leather Goods Or Luggage Store - Retail			P	P	P	P	P				P	2130
Retail	Medical - Surgical Supplies Retail					P	P	P	P			P	2130
Retail	Milliner - Custom			P	P	P	P	P	P	P		P	3400
Retail	Music Store			P	P	P	P	P				P	2135
Retail	Newsstand		P	P	P	P	P	P				P	2140
Retail	Nursery - Retail (Growing Plants On Site Permitted)					P	P		P			S	
Retail	Nursery - Retail (No Growing Plants On Site Permitted)				P	P	P	P				S	2100

TABLE 311-2 NON-RESIDENTIAL USE MATRIX													
	PERMITTED USE	O-1	O-2	NC	C-1	C-2	C-3	D	L	I-1	I-2	ERZD	(LBCS Function)
Retail	Office Equipment And Supply - Retail		S		P	P	P	P	P			P	2120
Retail	Paint And Wallpaper Store - Retail & Wholesale					P	P	P	P	S		P	2120
Retail	Pet Shop - Retail			P	P	P	P	P	P			P	2136
Retail	Plumbing Fixtures - Retail (Incidental To Other Onsite Retail Items In "D")					P	P	P	P			P	2120
Retail	Rug Or Carpet - Retail				P	P	P	P	P			P	2120
Retail	Secondhand Merchandise - Retail No Outside Storage Or Display Of Inventory Permitted)					P	P	P	P			P	2145
Retail	Shoe - Retail			P	P	P	P	P				P	2140
Retail	Silk Screening - Retail					P	P	P				P	2140
Retail	Sporting Goods - Retail			P	P	P	P	P				P	2134
Retail	Stamps And Coin Sales - Retail			P	P	P	P	P				P	2140
Retail	Stationary Products - Retail	S	P	P	P	P	P	P				P	2140
Retail	Tamale - Preparation Retail (Less Than 2,000 Square foot In "C-1" & "C-2")			S	S	P	P	P	P			P	2153
Retail	Thrift Store - Retail See (Secondhand Merchandise)												2145
Retail	Tobacco Store - Retail		P	P	P	P	P	P				P	2143
Retail	Toy Store - Retail			P	P	P	P	P				P	2130
Retail	Trophy Sales, Engraving & Assembly			P	P	P	P	P	P			P	2140
Retail	Variety Store - Retail					P	P	P				P	2145
Sales	Boat - Sales & Service						P		P			S	
Sales	Machinery, Tools & Construction Equipment Sales & Service						S		P	P	P	S	2120
Sales	Farm Equipment Sales, Service Or Storage								P	P	P	S	2120
Sales	Oil Well Supplies And Machinery Sales - Used										P	NA	2120
Sales	Portable Building Sales					S	S		P	P	P	P	2120
School	School - Private University Or College		S			S	P	P	P			P	6130
School	School - Public University Or College	P	P	P	P	P	P	P	P			P	6130
School	School - Montessori				S	P	P	P				P	6100
School	School - Nursery (Public & Private)		P	P	P	P	P	P				P	6110
School	School - Private Pre-Kindergarten Through 12th Grade	P	P	P	P	P	P	P				P	9900
School	School - Public Pre-Kindergarten Through 12th Grade	P	P	P	P	P	P	P				P	9900
Service	Air Conditioning / Refrigeration - Service & Repair						S		P	P		P	2120
Service	Altering/Repairing Of Apparel			P	P	P	P	P				P	2600
Service	Ammunition - Manufacturing, Loading & Storage										S	S	2100
Service	Appliance - Repair Major					P	P		P			P	
Service	Appliance - Repair Small			P	P	P	P					P	2125
Service	Auditorium		P			P	P	P				P	5110
Service	Bank, Savings And Loan	P	P	S	S	P	P	P				P	2210
Service	Barber Or Beauty Shop		P	P	P	P	P	P				P	2600
Service	Bicycle - Repair			P	P	P	P	P				P	2113
Service	Boat & Marine - Storage (Outside Permitted)						S		P			S	
Service	Body Piercing						P					P	2600
Service	Cemetery Or Mausoleum				S	S	S	S				NA	6700
Service	Copy Or Blueprinting - Example "Quick Print"		P		S	P	P	P				P	2414
Service	Copy Service - Blueprinting And Photocopying	P	P	P	P	P	P	P	P	P		S	2414
Service	Cosmetics - Permanent			P	P	P	P	P				P	2600

TABLE 311-2 NON-RESIDENTIAL USE MATRIX													
	PERMITTED USE	O-1	O-2	NC	C-1	C-2	C-3	D	L	I-1	I-2	ERZD	(LBCS Function)
Service	Day-Care Center - Child And/Or Adult Care		S	P	P	P	P	P	S			P	6562
Service	Delicatessen		P	P	P	P	P	P				P	2520
Service	Dry Cleaning - Limited To Five Employees					P	P	P	P	P		S	2600
Service	Dry Cleaning - Pickup Station Only		P	P	P	P	P	P	P			P	2600
Service	Electric Repair - Heavy Equipment								P	P		P	7330
Service	Electric Repair - Light Equipment						S		P	P		P	7330
Service	Electronic Equipment - Repair			P	P	P	P	P	P			S	2125
Service	Elevator Maintenance - Service							P	P	P		S	2450
Service	Employment Agency	P	P		S	P	P	P				P	2423
Service	Exterminators								S	P		S	2451
Service	Food - Restaurant Or Cafeteria		P	P	P	P	P	P	P	P		P	2150
Service	Funeral Home Or Undertaking Parlor						P	P	P			S	6710
Service	Furniture Repair / Upholstering			P	P	P	P	P	P			S	2121
Service	Gasoline Filling Station - W/O Repair Service (Car Wash Allowed)					S	P	S	P	P		NA	2116
Service	Gasoline Filling Station - With Repair Service And/Or Car Wash					S	P	S	P	P		NA	2116
Service	Gunsmith					P	P	P	P			S	2134
Service	Gymnasium - Commercial					S	P	P	P			P	5370
Service	Janitorial / Cleaning Service					P	P	P	P	P		S	2452
Service	Laboratory - Research						P	P	P	P		S	2416
Service	Laboratory - Testing	P	P				P	P	P	P		S	2416
Service	Laundry And Dry Cleaning - Self Service			P	P	P	P	P				S	2600
Service	Laundry- Limited To Max Of Five Employees					P	P	P	P	P		S	2600
Service	Laundry Or Dry Cleaning - Pickup Station Only		P	P	P	P	P	P	P			P	2600
Service	Lawnmower Repair And Service - No Outside Storage In "C-2"					P	P		P			S	2100
Service	Library	P	P	P	P	P	P	P				P	4242
Service	Linen Or Uniform Supply, Diaper Service (Pickup & Supply Only)						P		P	P		S	2100
Service	Loan Office	P	P	P	P	P	P	P				P	2200
Service	Locksmith		P	P	P	P	P	P				P	2100
Service	Manufactured Home / Oversize Vehicle Sales, Service Or Storage								S	P		S	2100
Service	Massage - Parlor						P	P				P	6520
Service	Massage - Therapeutic	S	P	P	P	P	P	P	P			P	3400
Service	Medical - Chiropractor Office	P	P	P	P	P	P	P				P	6511
Service	Medical - Clinic (Physician And/Or Dentist)	P	P	P	P	P	P	P				P	6511
Service	Medical - Clinic Physical Therapist	S	P	P	P	P	P	P				P	6520
Service	Medical - Hospital Or Sanitarium					S	P	P	S			S	6530
Service	Medical - Laboratory Dental Or Medical		S	P	P	P	P	P	P			S	6513
Service	Medical - Optical Goods Retail	S	P	P	P	P	P	P				P	2163
Service	Medical - Optical Goods Wholesale						P	P	P	P		P	3510
Service	Medical - Optician	P	P	P	P	P	P	P				P	2410
Service	Medical - Optometry Office	P	P	P	P	P	P	P				P	2410
Service	Mini Warehouse - Over 2.5 Ac. Requires Specific Use Permit In "C3" & "D"						P	P	P	P	P	P	3600

TABLE 311-2 NON-RESIDENTIAL USE MATRIX													
	PERMITTED USE	O-1	O-2	NC	C-1	C-2	C-3	D	L	I-1	I-2	ERZD	(LBCS Function)
Service	Mortuary - Embalming And Preparation Only						S		P			S	6700
Service	Movie Rentals			P	P	P	P	P				P	2336
Service	Palm Reading			P	P	P	P	P				P	2600
Service	Pawn Shop					P	P	P	P			P	2140
Service	Picture Framing			P	P	P	P	P				P	2140
Service	Post Office	P	P	P	P	P	P	P	P	P		P	6310
Service	Reading Room	P	P	P	P	P	P	P				P	5300
Service	Reducing Salon				P	P	P	P				P	6511
Service	School - Business College		P			P	P	P				P	6142
Service	School - Trade (No Outside Storage & Training Area Permitted)						P	P				S	6140
Service	School - Trade (Outside Storage & Training Area Permitted)								P	P	P	S	6140
Service	Self-Defense Instruction			P	P	P	P	P	P			P	6140
Service	Shoe - Repair			P	P	P	P	P				P	2600
Service	Sign Shop - No Outside Storage					P	P	P	P			P	3440
Service	Studio - Fine Or Performing Arts	S	P	P	P	P	P	P				P	6145
Service	Studio - Interior Decorating	P	P	P	P	P	P	P				P	2413
Service	Studio - Photographic			P	P	P	P	P				P	
Service	Studio - Sound & Recording						P	P	P			P	
Service	Tailor Shop			P	P	P	P	P				P	2600
Service	Tattoo Parlor/Studio						P					P	2600
Service	Taxidermist								P	P		S	2140
Service	Tool Rental - Fenced & Screened Outside Storage Permitted						P	S				S	2140
Service	Tool Rental - Outside Storage Permitted								P	P		S	2140
Service	Tree Cut & Trim Service						S		P	P		S	2000
Service	Watch Repair		P	P	P	P	P	P				P	2140
Social	Club - Private					S	P	P				P	9900
Social	Clubhouse - Private Including Lodges & Meeting Halls				P	P	P	P				P	9900
Storage	Carting, Crating, Hauling, Storage									P	P	S	3600
Storage	Cold Storage Plant									P	P	S	3600
Storage	Fur Dyeing, Finishing And Storing							S	P	P		S	3600
Storage	Ice Cream Truck Storage									P	P	S	4000
Storage	Moving Company								P	P	P	S	4140
Storage	Storage - Outside (Under Roof And Screened)								P	P	S	S	9900
Transportation	Airport - Non-Governmental									S	S	S	4113
Transportation	Freight Depot								S	P	P	S	4140
Transportation	Heliport		S					S		S	S	S	4110
Transportation	Helistop		S			S	S	S		S	S	P	4110
Transportation	Passenger Depot						S	S	P	P	P	P	4120
Utilities	Radio Or Television Station Without Transmission Tower					S	S	S	S	S		P	4231
Utilities	Telephone Equipment Infrastructure	S	S	S	S	S	S	P	P	P	P	P	4234
Utilities	Wireless Communication Systems		S			S	S	S	S	P	P	S	4233
Utility	Sanitary Landfill, Solid Waste Facility										S	NA	4345
Warehouse	Office Warehouse (Flex Space) - Outside Storage Not Permitted						P		P	P	P	S	3600

TABLE 311-2 NON-RESIDENTIAL USE MATRIX													
	PERMITTED USE	O-1	O-2	NC	C-1	C-2	C-3	D	L	I-1	I-2	ERZD	(LBCS Function)
Warehousing	Warehousing							S	P	P	P	P	3600
Wholesale	Bakery - Wholesale								S	P		P	3520
Wholesale	Barber And Beauty Equipment - Wholesale						P	P	P			P	3510
Wholesale	Camera, Photographic Equipment & Supplies - Wholesale						S	P	P	P		S	3510
Wholesale	Dairy Equipment Sales - Wholesale									P	P	P	3510
Wholesale	Dairy Products - Wholesale									P		P	3520
Wholesale	Drug Sales - Wholesale								P	P		P	3520
Wholesale	Fish Market - Wholesale								P	P		P	3520
Wholesale	Food Products - Wholesale & Storage								P	P		P	3520
Wholesale	Fruit And Produce - Wholesale								S	P		P	3520
Wholesale	Furniture Sales - Wholesale						P		P	P		P	3510
Wholesale	Glass - Wholesale						P		P	P		P	2120
Wholesale	Grocery - Wholesale									P	P	P	3520
Wholesale	Hardware Sales - Wholesale								P	P		P	3510
Wholesale	Office Equipment And Supply - Wholesale (Incidental To Other Onsite Retail Items In "D")						P	P	P	P		P	3520
Wholesale	Paper Supplies - Wholesale (Incidental To Onsite Retail Items In "C-3" And "D")						P	P	P	P	P	P	3520
Wholesale	Plumbing Fixtures - Wholesale						S	S	P	P		P	3510
Wholesale	Shoe - Wholesale No Manufacturing						P	P	P			P	3520
Wholesale	Sporting Goods - Wholesale (Incidental To Onsite Retail Items In "D")							P	P	P		P	3510
Wholesale	Stone Monument - Retail & Wholesale								P	P		P	2130
Wholesale	Tamale - Preparation Wholesale (Less Than 2,000 Square foot In C-1 & C-2)				S	S	P	P	P	P		P	3520